

FOR SALE



36 GREEN LANE, THORNTON HEATH CR7 8BB

Commercial / Residential Investment 530 sq ft / 49.26 sq m

Michael Rogers

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36 Green Lane, Thornton Heath CR7 8BB

530 sq ft (49.26 sq m) approx.



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PRICE | £175,000

LOCATION

The property is located in Thornton Heath which lies in the Borough of Croydon some seven miles from central London.

The unit is situated on the east side of Green Lane which is an established mixed-use road.

Thornton Heath main line railway station is less than one mile providing access to central London and surrounding areas. Major bus routes serve the area.

DESCRIPTION

The unit is a mid-parade two-storey mixed use building. The ground floor is a lock-up shop, and the upper parts provide for a self-contained flat, accessed from a door next to the shop.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	530	49.26
Total (approx.)	530	49.26

AMENITIES

- Roller shutter
- Suspended ceiling
- Fluorescent lights
- WC
- Tiled flooring
- Self-contained unit

BUSINESS RATES

The property has a rateable value of £15,000 giving rates payable of £5,730.00.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

USE

E class

EPC

Upon application

LEASES

The upper floor flat has been sold off on a 99-year lease from 29 September 1983 at a ground rent of £75 per annum.

The retail unit is let on a full repairing and insuring lease for a term of 15 years from 14 October 2015 at a rent of £15,000 per annum exclusive.

ANTI MONEY LAUNDERING

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