

# FOR SALE

259.01 sq. m (2,787.98 sq. ft) NET

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS

**737/739 LONDON ROAD, THORNTON HEATH , LONDON CR7 6AU**



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204**

- **MIXED USE FREEHOLD INVESTMENT**
- **GROUND FLOOR RETAIL AND THREE FLATS**
- **HIGHLY VISIBLE RETAIL POSITION**
- **ANNUAL RENTAL INCOME OF £56,700**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## **LOCATION**

The property benefits from a prominent position on the A23 situated on the corner of London Road and Thornton Road.

Thornton Heath Station (Southern Rail) is located approximately 0.7 miles to the East, while West Croydon Overground Station and East Croydon (Thameslink) are both located to the Southeast.

Nearby retailers include Greggs, KFC and William Hill. The property is set amongst a number of other independent businesses.

## **ACCOMMODATION**

### **RETAIL**

- Ground 81.78 m2 (880 sq. ft)
- Basement 23.23 m2 (250 sq. ft)

### **RESIDENTIAL**

- Flat 1 45 m2 (484 sq. ft)
- Flat 2 42 m2 (452 sq. ft)
- Flat 3 67 m2 (721 sq. ft)

## **INCOME**

### Retail

- Ground/Basement £22,500 pa

### Residential

Assured Shorthold Tenancies are held up on the residential upper floors at following rents;

- Flat 1 £12,000 pa
- Flat 2 £10,800 pa
- Flat 3 £11,400 pa

Annual rental income of £56,700.

The annual income reflects a blended gross yield of 6.3%.

## **TENURE**

Freehold

## **PRICE**

Offers in the region of £900,000

## **BUSINESS RATES**

2023 Rateable Value: £18,750

For confirmation of rates payable, please contact the business rates department of The London Borough of Croydon.

## **ENERGY PERFORMANCE RATINGS**

Commercial Unit Energy Rating:

- Ground/Basement: D (76)

Residential Flats Energy Rating:

- Flat 1 E (49)
- Flat 2 D (66)
- Flat 3 D (55)

A copy of the certificates are available upon request.

## **VIEWING**

Strictly by appointment through Sole Agents.

Antony Rapley  
Sneller Commercial  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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