



744-746 London Road,
Thornton Heath,
Croydon CR7 6JA



Freehold Investment for Sale with Development Potential

- Vacant retail unit with ancillary office
- Approximately 3,382sq.ft
- Former Barclays Bank
- Freehold
- Offers in excess of £300,000

Description

The existing property comprises a dual aspect corner building set over ground, first and second floors. The ground floor and part first floor was most recently utilised as a Barclays Bank with ancillary office space on the first floor. This element of the property is now vacant and measures approximately 3,382sq.ft. Our client's architect has drawn up an indicative scheme to reduce the retail space and convert part of the ground floor and the first floor into two residential units. In our opinion the property would also suit a number of different retail uses, subject to gaining the necessary consents.

Buyers note: Part first floor and second floor has already been converted into residential and are sold-off on long leases with peppercorn ground rents.

Location

The property sits within the London Borough of Croydon just over 8 miles from London Victoria. In close proximity is the Croydon University Hospital and a bustling High Street offering an array of independent food stores, cafes and shops and is home to a number of hotels including the Ibis Styles London Croydon Hotel. Thornton Heath Recreation ground is within ten minutes walking distance with facilities including floodlit multi-games courts, outdoor gyms and a children's playground.

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Transport

The nearest railway stations are Thornton Heath Station (0.6 miles), Selhurst Station (1 mile) and West Croydon Station (1.2 miles). Croydon's Tram system nearby has links to Wimbledon. The property lies close to the A23 London Road that leads to central London to the north and the M25 heading south. The A212 Whitehorse Road has links to Centrale Shopping Centre one of the largest covered retail developments in London.

Further Information

For copies of the existing floor plans or indicative plans, please contact a member of the Highfield Team.

VAT

The sale is not subject to VAT.

Viewings

For internal access please contact a member of our team.

Terms

Offers are invited in excess of £300,000 for the freehold interest.

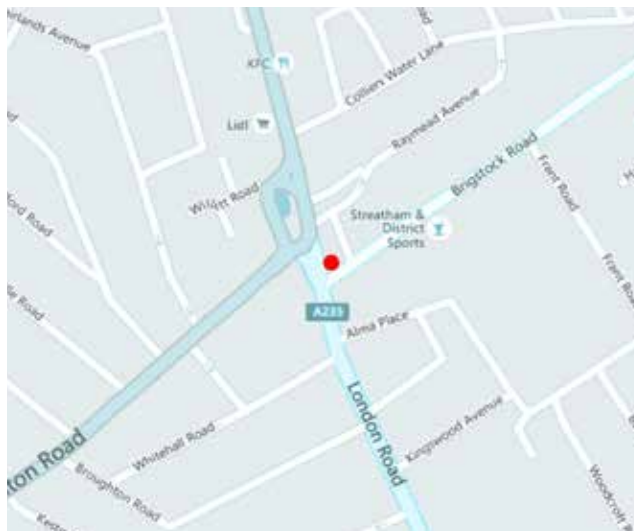
Buyers note: The property has been placed in the forthcoming Strettons auction on the 9th February 2016 unless sold prior.

Site map



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Location map



Sam Bacon 01992 660204
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