

**FOR SALE BY AUCTION  
UNLESS SOLD PRIOR**



**1 - 3 HIGH STREET  
THORNTON HEATH, CR7 8RU**

***Guide Price £650,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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## DESCRIPTION

Freehold development opportunity with planning granted subject to signing of S106

An existing end terrace single storey commercial unit of approximately 200 sqm (2,153 sq ft). The property is currently vacant having previously been let as a betting shop to William Hill.

## LOCATION

The property occupies a prominent corner position on the High Street at its junction with Nursery Road and is neighbored by a number of independent retailers as well as national chains

### Nearest Stations:

Thornton Heath (0.3 miles) - Southern Services

Norwood Junction (0.8 miles) - Southern - Thameslink & Overground Services

Surrounding areas are Croydon, Crystal Palace, Streatham & Sutton where many of the larger High Street names and stores can be found

## PLANNING

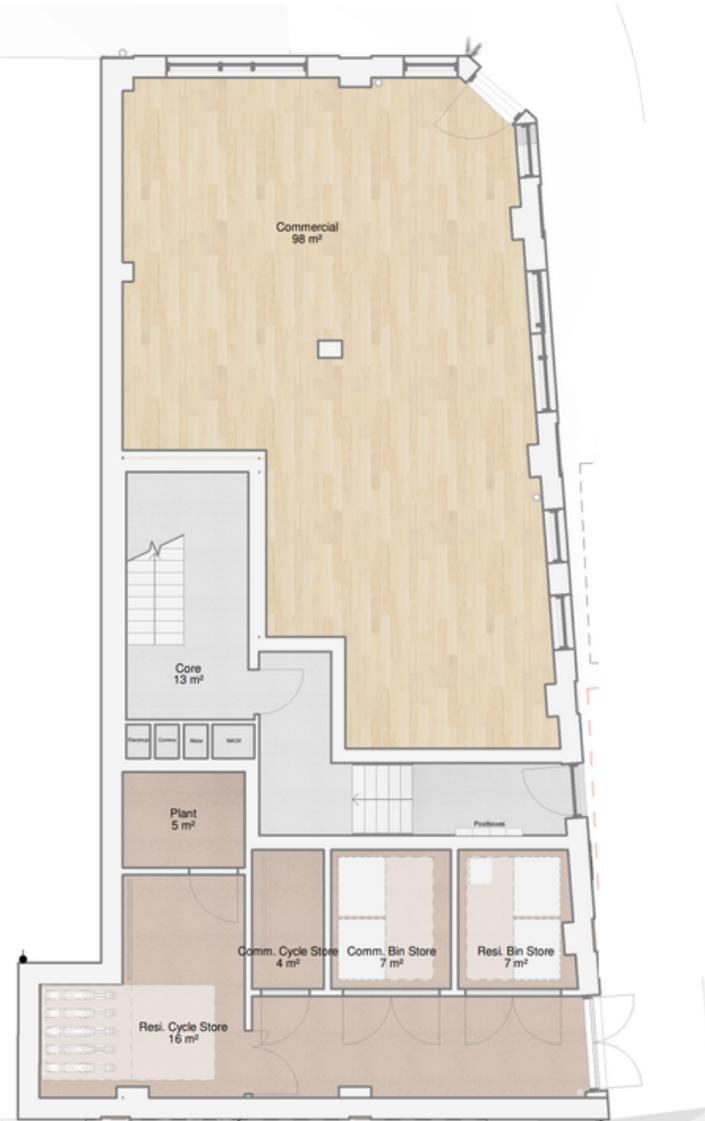
Planning has been submitted to Croydon Council and a positive decision is due shortly following generally positive pre apps

22/04387/FUL | Demolition of existing building and redevelopment of the site to provide a four-storey building comprising commercial unit (Class E) at ground floor level with 7 flats over with associated cycle and refuse storage.

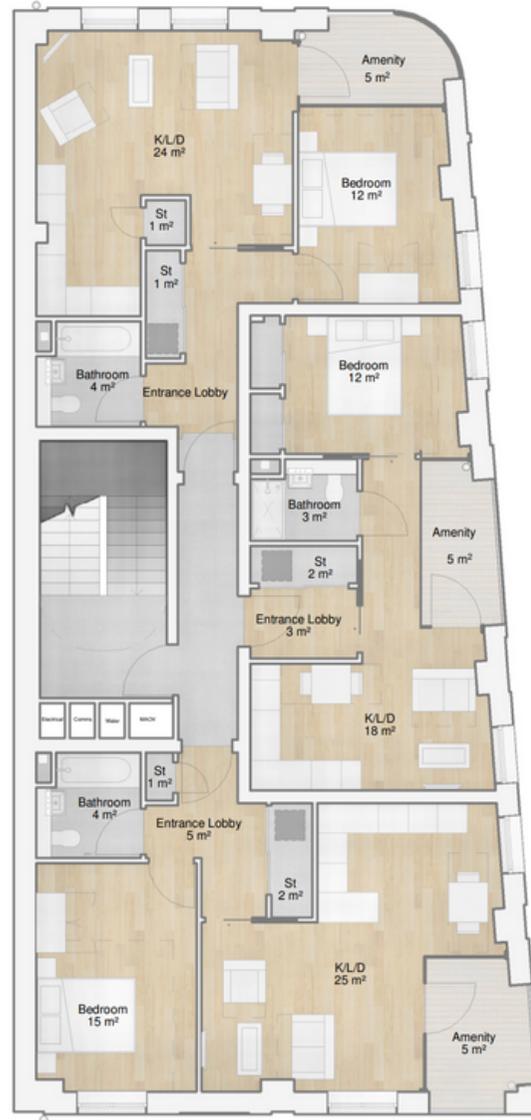
Link to planning portal [HERE](#)

# PROPOSED PLANS (NOT TO SCALE)

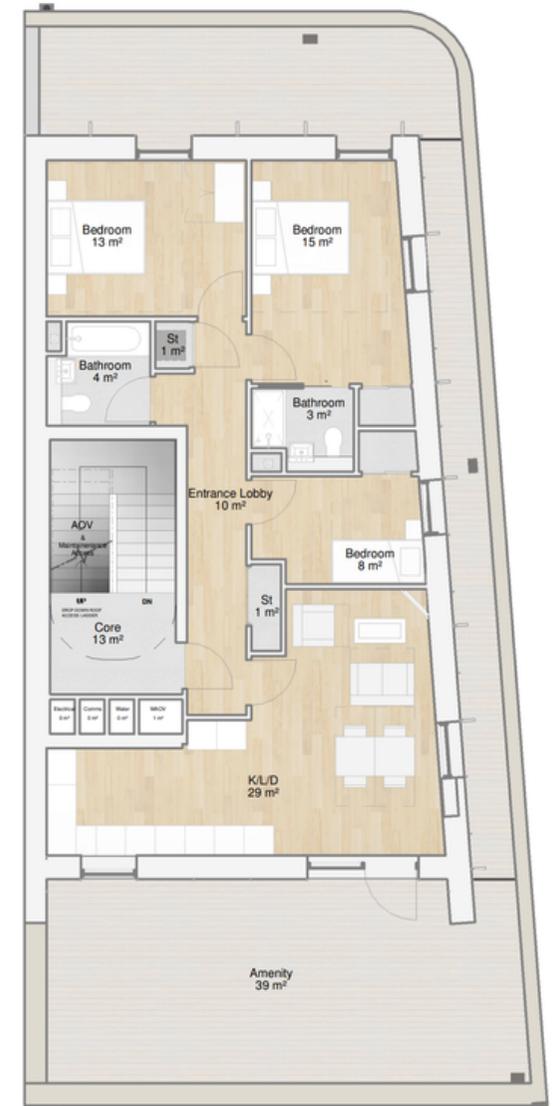
## GROUND FLOOR



## FIRST & SECOND FLOOR



## THIRD FLOOR





## TERMS

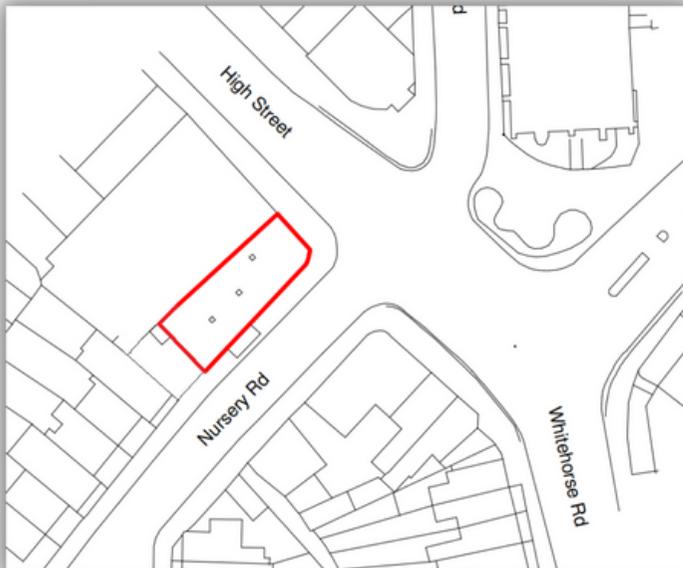
For sale in the upcoming Savills auction on 13th December unless sold prior - Lot 85

Guide Price £650,000

## VIEWING

The site is visible from the roadside, Internal access is by appointment only

Contact Sole Agents Christopher St James 020 8545 0591



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.