

**SALE OR LET - MAY SPLIT  
BRAND NEW COMMERCIAL UNIT**



**19 CLIFFORD ROAD  
NORWOOD JUNCTION SE25**

***Guide Price £350,000 Virtual Freehold  
Guide Rent £30,000 pa***



**CHRISTOPHER ST. JAMES**  
Established 1976

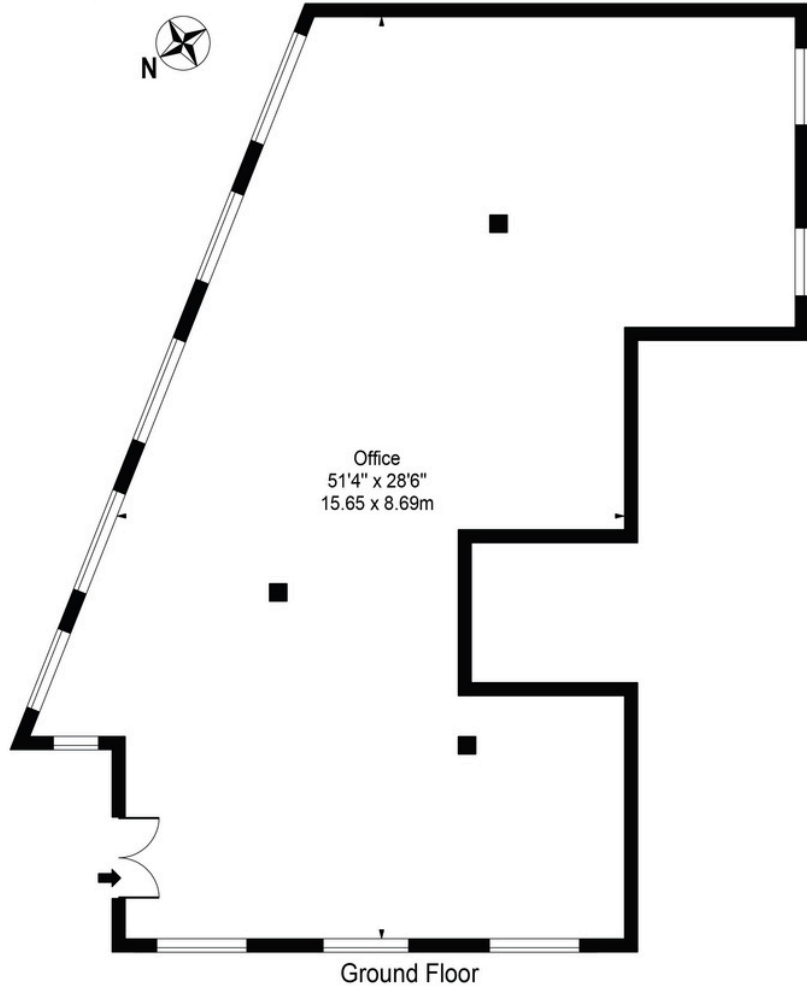
Residential / Commercial / Land & Development

**020 8545 0591**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[developments@csj.eu.com](mailto:developments@csj.eu.com)**

Clifford Road, SE25 5JJ  
Approx. Gross Internal Area 1397 Sq Ft - 129.79 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## DESCRIPTION

Ground floor vacant commercial space available to buy or rent, the client may also consider splitting subject to negotiation

The property is self contained and forms part of a mixed use development with residential apartments above.

The unit is finished and offered at shell and core stage.

## LOCATION

Located in Norwood Junction approximately 10 miles south of London. Nearby towns include Thornton Heath, Croydon & Crystal Palace.

19 Clifford Road is just minutes from Norwood High Street

Norwood Junction (Overground, Southern and Thameslink) Station is opposite and offers a regular service into London via London Bridge and London Blackfriars.

## PLANNING

Croydon Council

The existing use is E Class, any change of use would be considered by the clients and would be subject also to the consent of the local authority





## ACCOMMODATION

Ground floor approximate internal area 1,400 Sq ft (130 sqm)

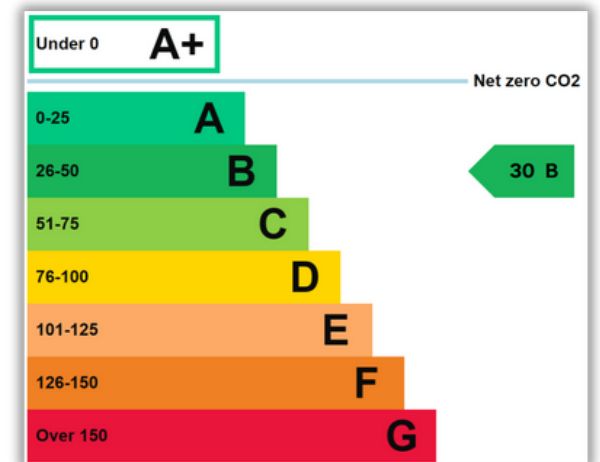
## TERMS (SALE OR RENT)

Guide Rent £30,000 with lease terms to be agreed by negotiation

Guide Price £350,000 for the long leasehold 999 yrs at peppercorn rent

## VIEWING

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.

**Christopher St. James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**

Residential / Commercial / Land & Development

020 8545 0591  
[www.csj.eu.com](http://www.csj.eu.com)  
[info@csj.eu.com](mailto:info@csj.eu.com)