



810 LONDON ROAD, THORNTON HEATH,
LONDON, CR7 7PA

£20,000 Per Annum



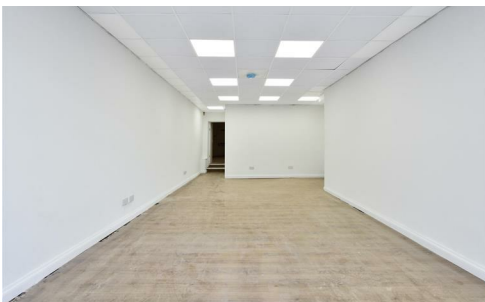
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

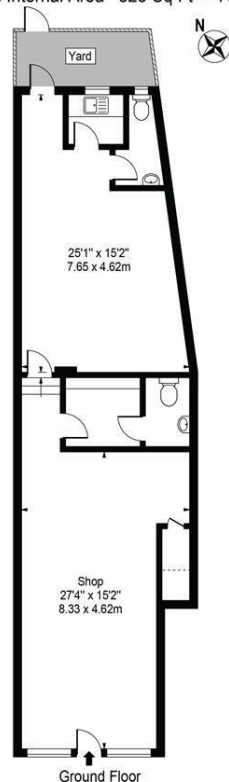
020 8296 1273

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London Road,
Thornton Heath, CR7 7PA
Approx. Gross Internal Area 823 Sq Ft - 76.45 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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 mid terrace commercial space now vacant and ready to let, the space has recently been decorated offering a fresh feel.

Comprises main area to the front with W/C situated in the middle with further space to the rear and additional W/C, a covered yard space can also be found outside the back door

Electric shutters protect both front and back

Location

Situated on the busy A235 with high foot fall
810 London Road, Thornton Heath, CR7 is well-connected for public transport, offering convenient access to multiple bus, train, and tram services:

Bus: The nearest stop is London Road / Galpins Road (F), just a 2-minute walk (approximately 135 metres) from the address. This stop is served by bus routes 109, 289, 60, 64, and N109, providing direct links to central Croydon, Brixton, Streatham, and beyond.

Train: Thornton Heath railway station is about 0.7 miles away (approximately a 15-minute walk). This station offers regular services to London Victoria and Sutton, connecting you quickly to central London and South London destinations.

Tram: Therapia Lane Tramlink stop is roughly a 10-minute walk (about 709 metres) away, offering fast connections to Wimbledon, Croydon, and the wider Tramlink network.

Terms

Rent : £20,000p/a.

Available on a new 5 year lease outside the landlord and tenant act 1954.

Landlord legal fees are payable.

3 months upfront rent payable on completion.

6 months deposit payable on completion.

Rates

Interested parties to make their own enquiries to the relevant billing authority.

Viewings

Strictly by appointment only Contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

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- 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.

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