Jenkins | Law
Commercial Property Solutions

20 Hanover Street
Mayfair
London W1S 1YR

Tel: +44 (0)20 7440 1840
Fax: +44 (0)20 3478 0363
Web: www.jenkinslaw.co.uk

FREEHOLD INVESTMENT FOR SALE IN THORNTON HEATH

63 & 63A HIGH STREET, THORNTON HEATH, CROYDON, CR7 8RY



Location:

The subject property is a mid terrace mixed use building on the busy High Street in Thornton Heath, lose to the junction with the A23 London Road. Thornton Heath Station (National Rail Services) is located a short walk from the property and provides regular service to central London.

Nearby occupiers include Tesco, Subway, Boots Opticians, Admiral Casino, William Hill, Dominos Pizza, Paddy Power and Superdrug.

Accommodation:

The unit is arranged over Ground Floor (Commercial) and First Floor (Residential) and has the following approximate net internal areas:

Ground Floor Shop:	**382 sq. ft. (35.51 m²)**
First Floor:	**527 sq. ft. (48.94 m²)**

The First Floor residential (self-contained access) comprises of 2 bedrooms, reception room, separate kitchen and bathroom.

The premises also benefits from the potential to extend an additional floor or flat above (STPP).

Price:

£550,000

Tenancy Information:

The Ground Floor is let on 5-year lease to Nuno & Belmira Nunes (trading as Terras Do Demo Coffee Shop) commencing 21/03/2025 at a passing rental of £17,000 + VAT per annum.

The 2-bed residential flat is currently let on an Assured Periodic Tenancy for £19,200 per annum.

Total income: **£36,200 per annum**

Legal Costs:

Each party to bear their own legal costs.

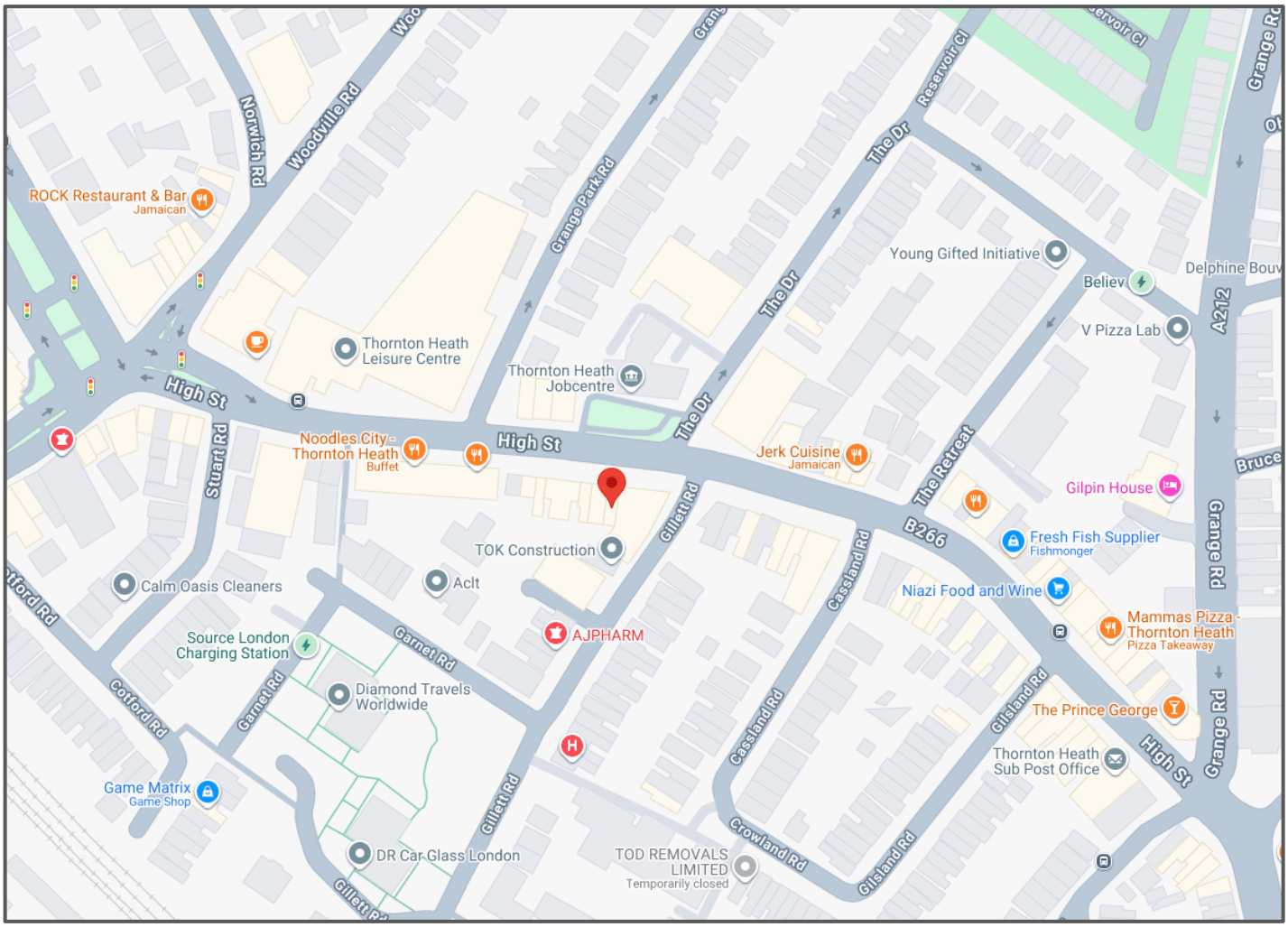
Viewings:

Please contact:

Kyle McGuire
kyle@jenkinslaw.co.uk

Sam Westmacott
sam@jenkinslaw.co.uk

Location Map:



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars Jenkins Law Ltd, any joint agents involved, and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.