

**To Let**  
**Ground Floor Retail Premises**  
**56-58 High Street, Thornton Heath CR7 8LF**



**ON THE INSTRUCTIONS OF BETFRED**



**RENT:**

The passing rent £35,000pax.

**USE:**

Class A1/A2 of the Town & Country Planning (Use Classes) Order 1987.

**RATES:**

We understand from the Local Rating Authority that the current rateable value for the property is £11,250.

**TERMS:**

Offers Invited.

**LEGAL COSTS:**

Each party to bear their own.

**EPC**

Available upon request.

**LOCATION:**

The property is located prominently on the north side of the High Street, close to Thornton Heath Train Station.

The location is the main shopping parade in Thornton Heath and includes occupiers such as Boots, Domino's, Poundland and Shoe Zone.

**DESCRIPTION:**

The premises comprise a ground floor lock up shop.

**ACCOMMODATION:**

The property comprises of the following areas:

Ground Floor NIA: c.892sq.ft

**LEASE:**

The property is held on a FRI Lease [Inside the Act] expiring 31<sup>st</sup> January 2022.

**VIEWING:**

Strictly via sole agents:

Robert Martin  
0207 409 5475

[robert@marchmont.co.uk](mailto:robert@marchmont.co.uk)

Steven Weatherstone  
0207 409 5477

[steven@marchmont.co.uk](mailto:steven@marchmont.co.uk)

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