

SHW

MAKING
PROPERTY
WORK
SHW.CO.UK



FOR SALE / TO LET **FREEHOLD WORKSHOP – 5,021 SQ FT (467 SQ M)**
98 KENSINGTON AVENUE, THORNTON HEATH CR7 8BZ

DESCRIPTION

The site comprises a part one, part two-storey building extending to a Gross Internal Area of 5,021 sq ft (466.55 sq m). The property benefits from parking to the front and an area of hardstanding to the rear.

The site extends to an area of approximately 0.125 acres (0.051 hectares).

LOCATION

The site is located on Kensington Avenue, Thornton Heath, at the junction with Norbury Avenue.

The surrounding area is typified by residential properties and it does neighbour Norbury High School for Girls.

Norbury Railway Station is located 0.4 miles from the property, providing services to London Bridge, London Victoria, East Croydon and Epsom Downs.

The property lies within the administrative area of the London Borough of Croydon.

PLANNING

The property has historically been used as a vehicle repair workshop.

The property is located in Flood Zone 3 with Norbury Brook adjacent to the property. The property has been in single family ownership since the 1930s and the Vendor has confirmed that the site has never flooded.

TENURE

The property is held under freehold title number SY201895.

VAT

We understand the property not elected for VAT.

RATEABLE VALUE

The property has a rateable value of £33,500.

EPC

An EPC has been commissioned and will be available shortly.

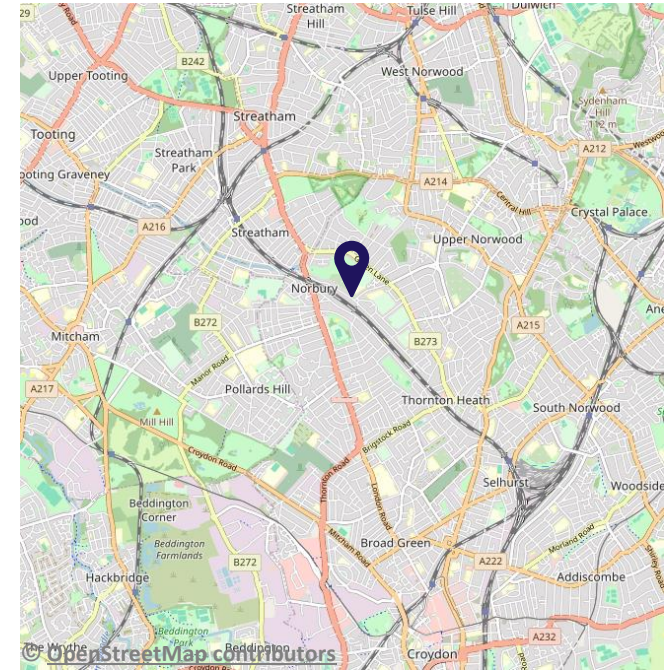
PRICE

Offers are invited in excess of **£500,000** for the freehold interest with vacant possession.

To Let - **£50,000 per annum** on a new FRI lease for a term to be agreed.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Plant

t: 07850 584240

e: rplant@shw.co.uk

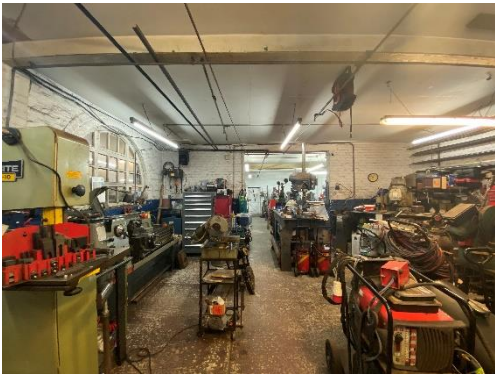


@SHWProperty

SHW Property

SHW Property

**MAKING
PROPERTY
WORK**



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

Richard Plant

t: 07850 584240

e: mmorris@shw.co.uk

e: rplant@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316