



**1 - 3 HIGH STREET
THORNTON HEATH, CR7 8RU**

Guide Price £700,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold development opportunity with planning pending

An existing end terrace single storey commercial unit of approximately 200 sqm (2,153 sq ft)
The property is currently vacant having previously been let as a betting shop to William Hill

LOCATION

The property occupies a prominent corner position on the High Street at its junction with Nursery Road and is neighboured by a number of independent retailers as well as national chains

Nearest Stations:

Thornton Heath (0.3 miles) - Southern Services

Norwood Junction (0.8 miles) - Southern - Thameslink & Overground Services

Surrounding areas are Croydon, Crystal Palace, Streatham & Sutton where many of the larger High Street names and stores can be found



PLANNING

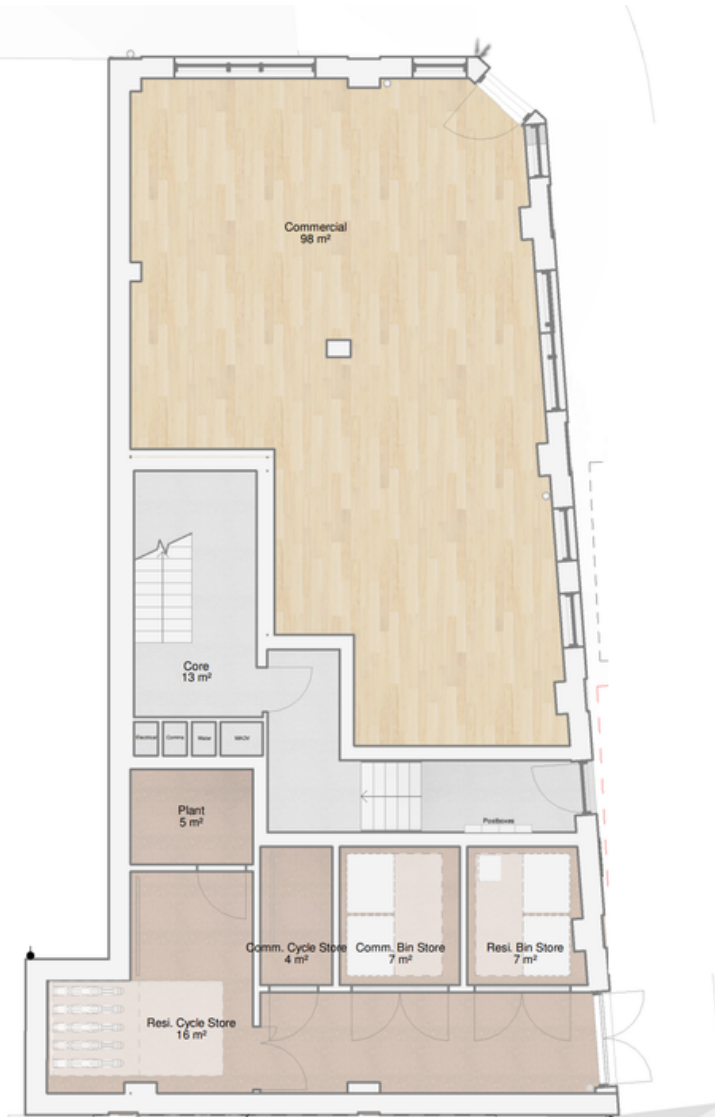
Planning has been submitted to Croydon Council and a positive decision is due shortly following generally positive pre apps

22/04387/FUL | Demolition of existing building and redevelopment of the site to provide a four-storey building comprising commercial unit (Class E) at ground floor level with 7 flats over with associated cycle and refuse storage.

Link to planning portal [HERE](#)

PROPOSED PLANS (NOT TO SCALE)

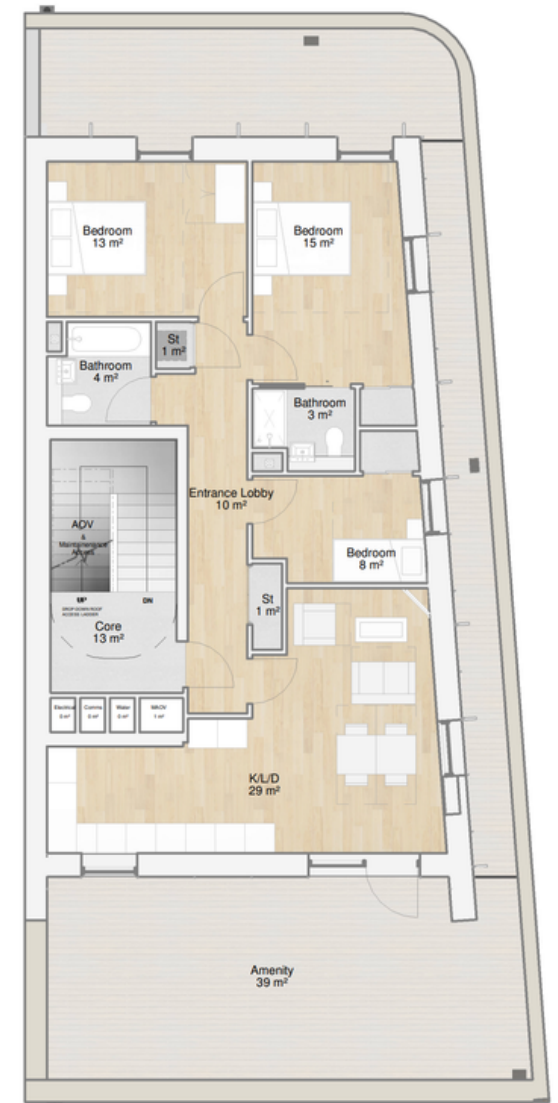
GROUND FLOOR

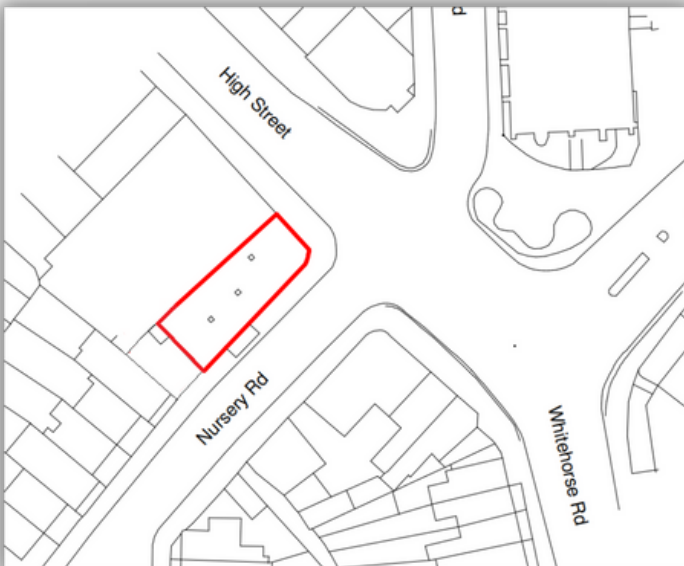


FIRST & SECOND FLOOR



THIRD FLOOR





PROPOSED ACCOMMODATION & ESTIMATED GDV

Plot	Type	Beds	Amenity	Sq Mt	Sq Ft	Lower GDV	Higher GDV	Rent p/a
	Ground floor commercial			98.0	1,054	£375,000	£400,000	£25,000
	First floor flat	1	Balcony	50.0	538	£285,000	£300,000	£14,400
	First floor flat	1	Balcony	50.0	538	£285,000	£300,000	£14,400
	First floor flat	1	Balcony	39.0	420	£250,000	£265,000	£13,200
	Second floor flat	1	Balcony	50.0	538	£285,000	£300,000	£14,400
	Second floor flat	1	Balcony	50.0	538	£285,000	£300,000	£14,400
	Second floor flat	1	Balcony	39.0	420	£250,000	£265,000	£13,200
	Third floor flat	3	Balcony	88.0	947	£450,000	£475,000	£19,200
					4,993	£2,465,000	£2,605,000	£128,200

TERMS

Unconditional offers or subject to the current planning consent are invited

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VIEWING

The site is visible from the roadside, Internal access is by appointment only

Contact Sole Agents Christopher St James 020 8545 0591

THE SMALL PRINT

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