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FOR SALE

**FREEHOLD FORMER YOUTH CENTRE – 4,402 SQ FT (409 SQ M)
28 WINTERBOURNE ROAD, THORNTON HEATH CR7 7QT**

DESCRIPTION

The site comprises a two-storey building extending to a Gross Internal Area of approximately 4,402 sq ft (402 sq m).

The building was formerly used as offices, a youth centre and a karate club. The property comprises a main hall with ancillary rooms and offices on the ground and first floors.

LOCATION

The site is located on Winterbourne Road, Thornton Heath.

The surrounding area is typified by residential properties and is adjacent to three schools, Winterbourne Boys' Academy, Winterbourne Junior Girls' School and Winterbourne Nursery & Infant School.

Thornton Heath Railway Station is located 0.8 miles southeast of 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

We understand the property benefits from Use Class E.

The property will need to be retained as a polling station when required.

EPC

The property has an EPC rating D.

TENURE

The property is held under freehold title number SY317879.

VAT

We understand the property not elected for VAT.

RATEABLE VALUE

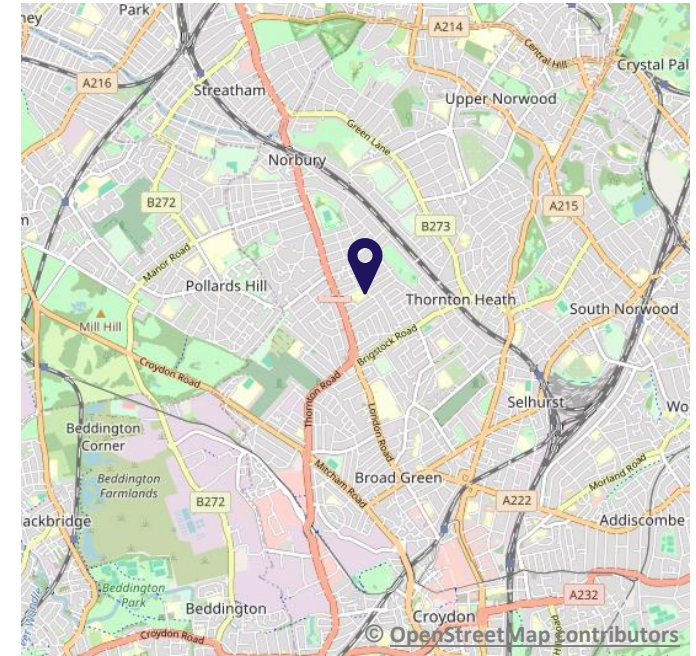
The property has a rateable value of £9,800.

PRICE

Offers are invited in excess of **£750,000** for the freehold interest with vacant possession.

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

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@SHWProperty

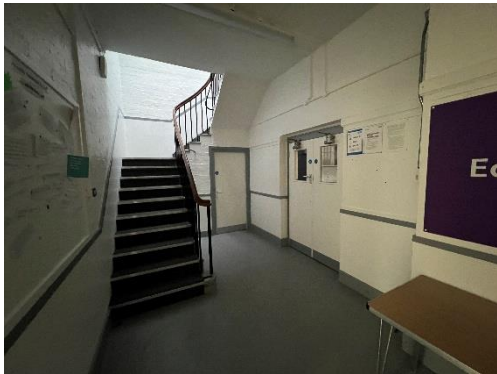


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