

Hooper

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# **FREEHOLD** **SHOP FRONTED OFFICE** **2 FLATS AND 2 GROUND RENT** **FOR SALE**

LOCATED IN THE CENTRE OF CRYSTAL PALACE WITH A FRONTAGE TO CHURCH ROAD AND AVAILABLE WITH VACANT POSSESSION OF THE COMMERCIAL ELEMENT AND WITH INCOME FROM TWO FLATS

## **12 CHURCH ROAD** **UPPER NORWOOD LONDON SE19 2ET**

### **LOCATION**

The property is situated fronting Church Road close to its junction with Westow Hill and Anerley Road. Church Road forms part of the Crystal Palace "triangle" but is the least busy of the three roads involved but is becoming increasingly popular due to significant development and improvement to the area generally. Crystal Palace mainline station is within walking distance and there are numerous bus routes that service the area. There are various trades represented nearby and an extremely densely populated catchment in the wider area.



## **DESCRIPTION**

The property comprises a ground floor shop fronted office which is arranged as two areas with residential accommodation at lower ground and at first floor level and there is a further flat at second and third floor levels which is sold off under a long lease. The residential units are subject to assured shorthold tenancies which are income producing.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.14m</b>	<b>13'6</b>
<b>Internal Width</b>	<b>3.96m</b>	<b>13' narrowing to 2.77m (9'11) after 4.96m (13'3)</b>
<b>Shop Depth</b>	<b>7.46m</b>	<b>(24'5)</b>
<b>Sales Area</b>	<b>26.73m<sup>2</sup></b>	<b>(270 ft<sup>2</sup>) (approx)</b>
<b>Internal WC</b>		

### **Lower Ground Floor Flat**

**3 bedroom accommodation, small yard area**

### **First Floor Flat**

**1 bedroom accommodation**

### **Second and Third Floor Flat**

**Split level flat sold off under a long lease**

**Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered freehold with vacant possession of the ground floor and subject to assured shorthold tenancies on the lower ground floor and first floor and subject to a long lease on the second and third floors.

## **USE/PLANNING**

We understand the property has mixed use falling within Class A2 (Retail/Office3) of the Current Town and Country (Use Classes) Order on the ground floor and with residential use on the remainder. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

**£295,000 (two hundred and ninety five thousand pounds) is sought for our clients interest.**

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.