



**jamescommercial**  
property consultants

235a Bensham Lane | Thornton Heath | CR7 7ET  
**COMMERCIAL PREMISES FOR SALE**

- mainly ground & part first floor
- 148.64 m<sup>2</sup> (1,600 ft<sup>2</sup>) approx.
- 'e' use class (previously b1 use)
- used as a tuition centre
- price: £365,000 freehold
- potential for residential conversion

## DESCRIPTION

Attached commercial premises currently arranged as a reception area with single WC and storeroom, three partitioned classrooms, a further single WC and kitchen. The first floor comprises a fourth classroom. There is also a large flat roof that can be utilised (accessed from the first floor). Benefitting from good natural light, gas fired central heating, electric roller shutters and a burglar alarm.

We understand that the premises have an 'E' Use Class. Alternative uses such as Office, Medical, Training, Religious or Leisure will be permitted, without the need for a change of use. There is also potential to convert into residential, subject to obtaining the necessary consents.

## LOCATION

Situated between on Bensham Lane and Lakehall Road in Thornton Heath, in a predominantly residential area. The A23 (London Road/Thornton Road) main arterial road is in close proximity to the West of the premises, providing easy access to the M25/M23 motorways and Gatwick Airport to the South and central London to the North.

Neighbouring occupiers include Ecclesbourne Primary and Bensham Manor Schools, Cosyseal, Coughlan's Bakery, Safe N Sound, Catersales, Croydon Hospital, Haslemere and Bensham Halls, Streatham-Croydon RFC, Sakthy Ghanapathy Temple, Brigstock Medical/Family Practice and Queens Community Centre.

Thornton Heath mainline railway station is within walking distance, providing services into London Bridge, Victoria, Clapham Junction, Croydon, Epsom and Caterham. There are also buses serving the area, located on further along Bensham Lane.

## ACCOMMODATION

Ground floor	128.20 m <sup>2</sup>	1,380 ft <sup>2</sup>	N.I.A.
First floor	20.44 m <sup>2</sup>	220 ft <sup>2</sup>	N.I.A.

## TENURE

Freehold, with full vacant possession on Completion.

## FURTHER INFORMATION

Contact vendors sole selling agents: -

**James Stefanopoulos or Ashley Brudenell**

