

# RUMSEY

AND PARTNERS  
CONSULTANT SURVEYORS

230 THORNTON ROAD  
THORNTON HEATH  
CROYDON  
SURREY  
CR0 3EU

**0.23 ACRE CORNER SITE WITH DEVELOPMENT POTENTIAL FOR APPROX 4,424 SQ  
FT OF GROUND FLOOR SPACE WITH 6 CAR PARKING SPACES**



## **LOCATION**

The property is on the west side of Thornton Road (A23) at the junction with Peall Road, approximately 0.5 miles south of the junction with London Road (A235) and 0.2 miles north of the junction with Mitcham Road (A236). Croydon Town centre is approximately 2 miles south-east.

The immediate area is mainly commercial including industrial, warehouse, self storage, trade counter units, retail warehousing and other commercial activity with residential property opposite and beyond.

**22 GROSVENOR SQUARE, LONDON W1K 6DT**

**EMAIL: [info@rumseyandpartners.co.uk](mailto:info@rumseyandpartners.co.uk) T: 020 7499 6619 F: 020 7493 2454**

### Misrepresentation Act:

These Brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.

Thornton Heath Rail Station is just 1 mile north east of the site and there are regular services to London Victoria (half an hour) and surrounding stations. There are also good bus services to central London locations and surrounding areas.

### **DESCRIPTION**

The site is a prominent 0.23 acre corner property comprising a former petrol filling station now used for car sales on Thornton Road. Whilst the site lies on the edge of a designated employment area it has residential development to its south and to its east on the other side of Thornton Road.

### **PLANNING**

The site was formerly a petrol filling station but has planning consent for use for the sale of motor vehicles, for which use it is currently being utilised on a short term basis. The site has potential for redevelopment to provide approx 4,424 sq ft B1/2/8 and trade/ancillary retail use. Attached is a layout for a single storey commercial unit prepared by our clients for which we believe planning can be obtained and as well as the B1/2 and B8 uses we believe that certain sui generis / quasi retail uses would be acceptable, 6 car parking spaces and commercial vehicle loading.

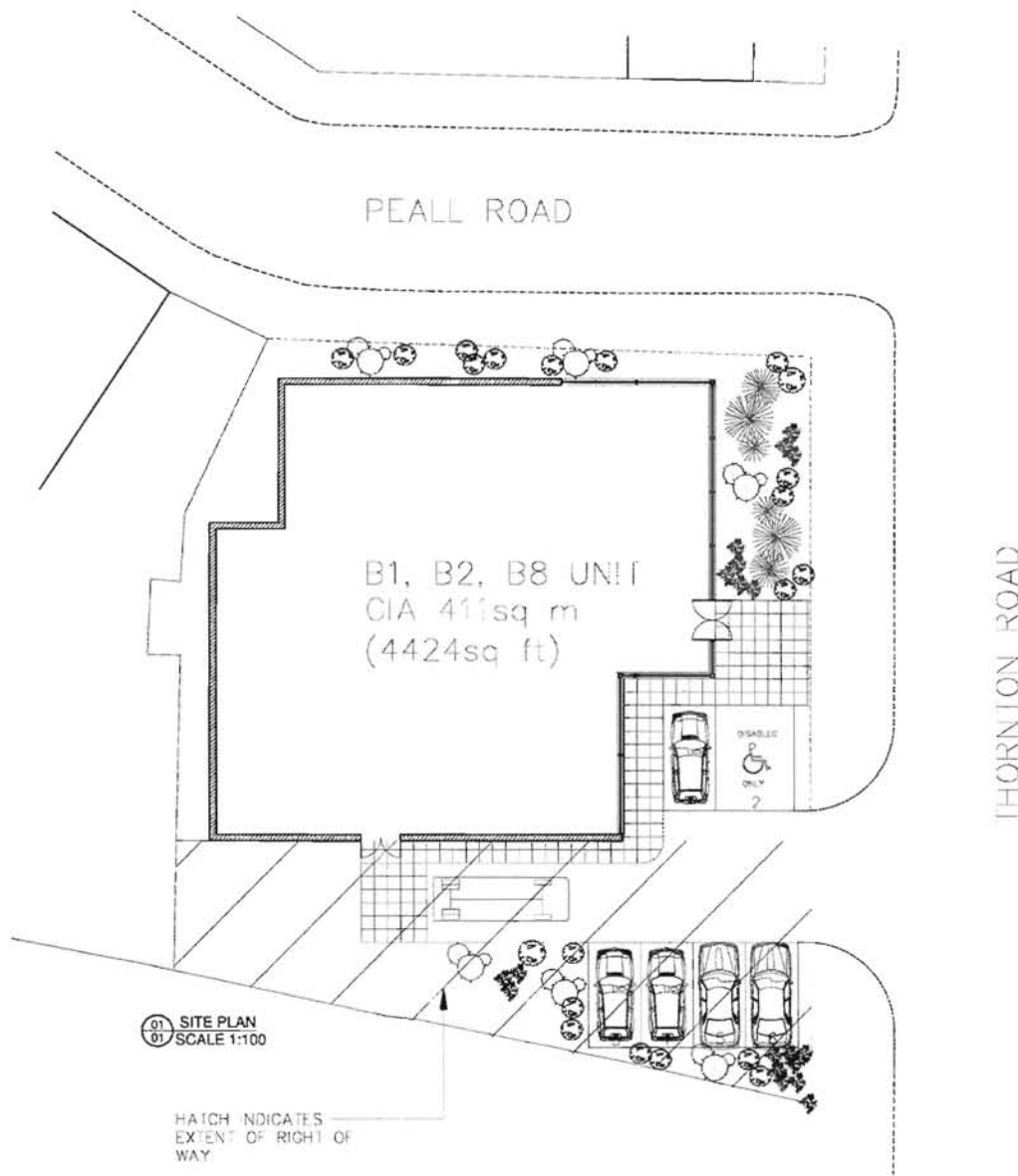
### **TERMS**

Our clients are inviting unconditional offers in excess of £400,000.

### **VIEWING**

Strictly by appointment with Rumsey and Partners. 020 7499 6619

# PROPOSED DEVELOPMENT PLANS



**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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**BUTLER ASSOCIATES**  
ARCHITECTURE, INTERIOR DESIGN & PROJECT MANAGEMENT

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MEMBER PROPERTY LIMITED

London  
230 THORNTON ROAD  
THORNTON HEATH  
CROYDON CR8 3EU

Proposed  
SITE PLAN

Date: JANUARY 2008 Scale: 1:100  
Drawing No: 0614/10

PRELIMINARY