

**FOR SALE / TO LET – OFFERS INVITED****FORMER TESCO EXPRESS, 4/6 CROWN LANE, NORWOOD,  
LONDON, SW16 3JG**

- Large two storey detached Use Class E Premises with a rear car park for circa 12 vehicles
- Prominent roadside location fronting the A214 with a daily traffic flow of around 17,000 vehicles
- The property's Gross Internal Area is around 4,964 sq ft over two floors and it sits on a plot size of circa 0.32 of an acre
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to a wide range of Use Class E occupiers including retail, restaurant, day nursery, dental, medical and veterinary uses, as well as developers and investors

## Location

Norwood is primarily a residential suburb in South London situated within the London Borough of Lambeth. It is located around 6 miles south of Central London. The area benefits from excellent transport links and is very popular with commuters. West Norwood railway station is located around 0.8 miles from the subject property and provides regular rail services into Central London in around 30 minutes. Gipsy Hill and Streatham Common railway stations are also located nearby.

The subject property fronts Crown Lane (A214) which has a daily traffic flow of approximately 17,000 vehicles and is located opposite a Lidl supermarket. The surrounding area includes The British Home and Hospital for Incurables, a primary school, a college, Norwood Reservoir, a retail parade along Knights Hill and Beulah Hill, a petrol filling station, and a number of residential dwellings.

## Property Description

The subject property comprises of a two storey detached Use Class E Premises of brick construction beneath a pitched and hipped roof with additions to the rear.

The premises were historically operated as a public house before being converted into a Tesco Express in 2010. The store has recently closed.

## Accommodation

The ground floor consists of an open plan retail/sales area. There are two entrance points into the property including one at the front and one at rear of the site - (which has a disabled ramp access).

The first floor consists of a storage room, staff room, staff WC, bakery area, fridge/freezer stores, lift and an office.

The property's Gross Internal Areas are around:

- Ground Floor: 3,239 sq ft
- First Floor: 1,725 sq ft
- Total: 4,964 sq ft

Externally, there is a car park at the rear of the site for 12 vehicles with an in and out access onto the main road and a delivery area at the front of the site.

The site sits on a plot size of around 0.32 of an acre.

## Tenure

Freehold / Leasehold (available by way of a new lease subject to terms being agreed).

The property is held under Title Number LN106498 and the Site Plan is included on page 6.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Business Rates

The property is assessed as a 'Shop and premises' and the Rateable Value is £73,000 with effect from 1st April 2023, rising to £92,500 on 1st April 2026.

## VAT

VAT will be applicable on the sale/letting of this property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

## Virtual Tour

<https://my.matterport.com/show/?m=SpPtddqSWCp&help=1&gt;1&ts=1>

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries

Contact: Jack Sinclair

Tel: 07823 334 750

Email: jack@wtscommercial.co.uk



Contact: Richard Tole

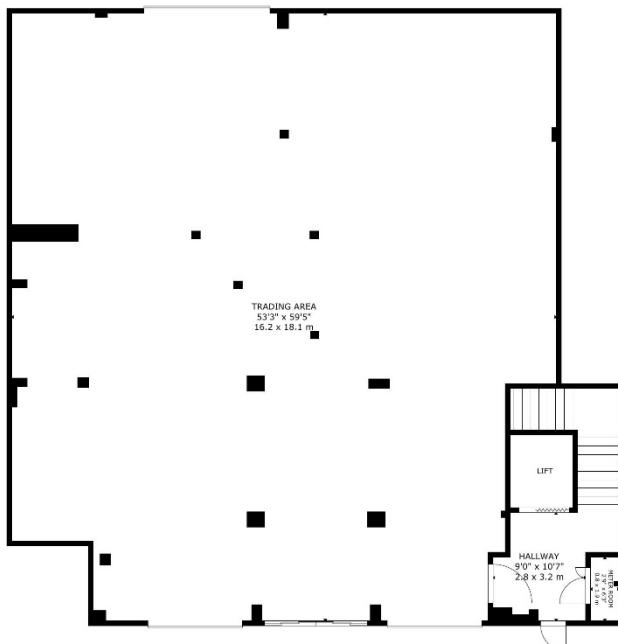
Tel: 07917 088 221

Email: richard@wtscommercial.co.uk



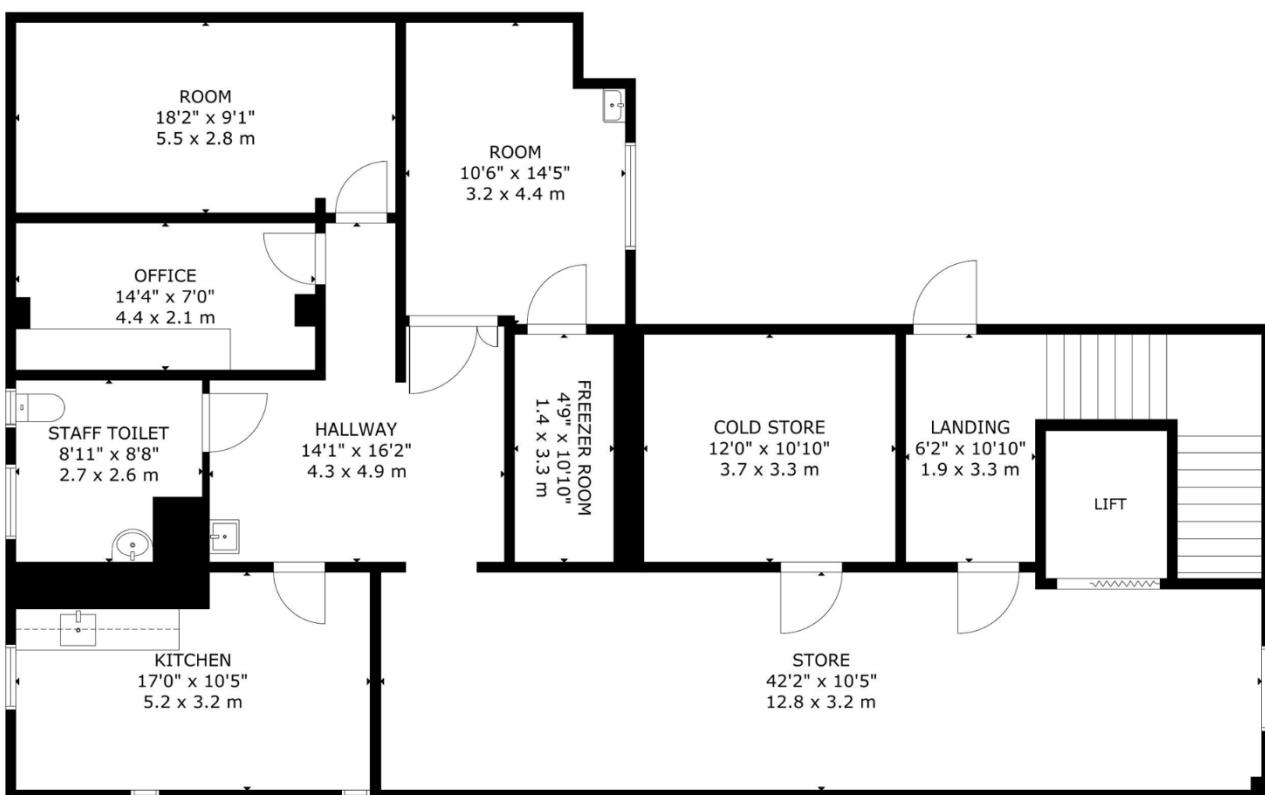






GROUND FLOOR

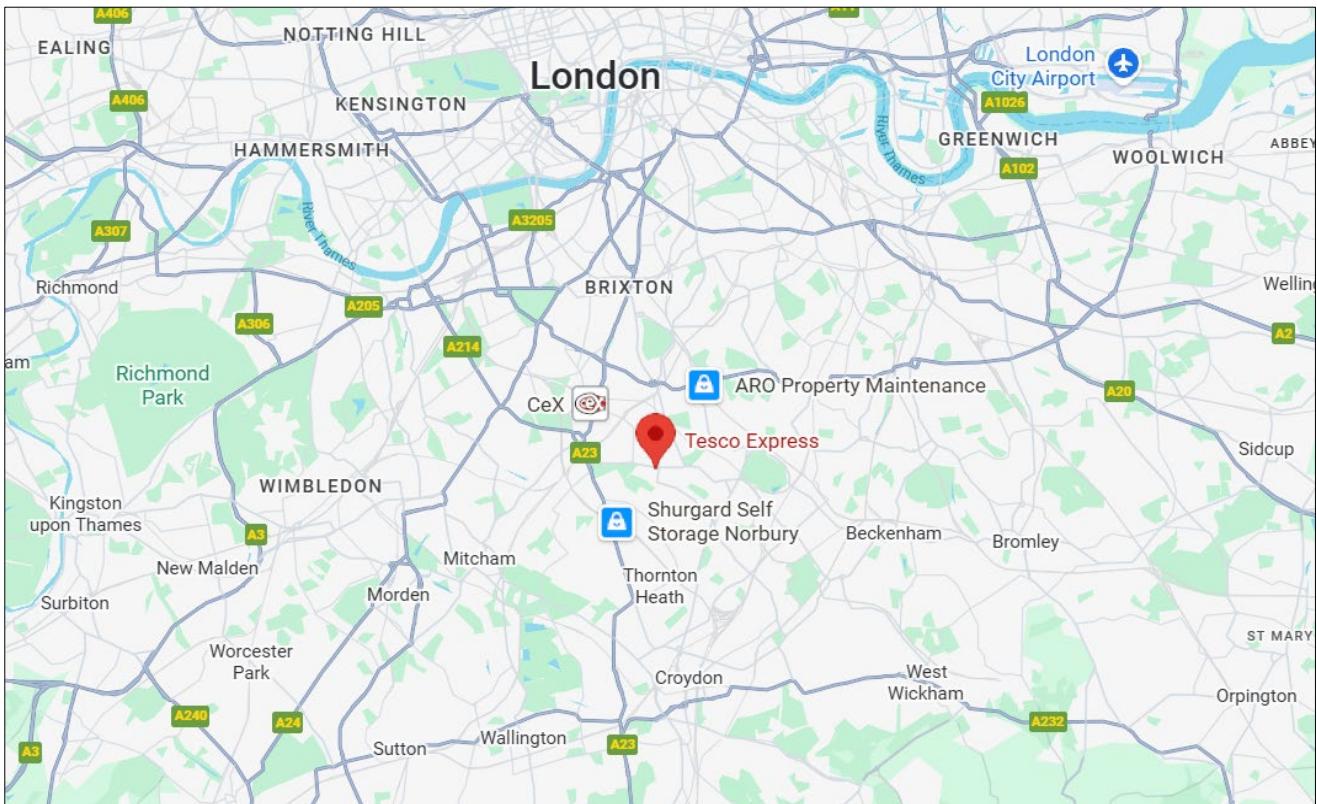
GROSS INTERNAL AREA  
TOTAL: 461 m<sup>2</sup>/4,964 sq ft  
MAIN FLOOR: 301 m<sup>2</sup>/3,239 sq ft, FIRST FLOOR: 160 m<sup>2</sup>/1,725 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



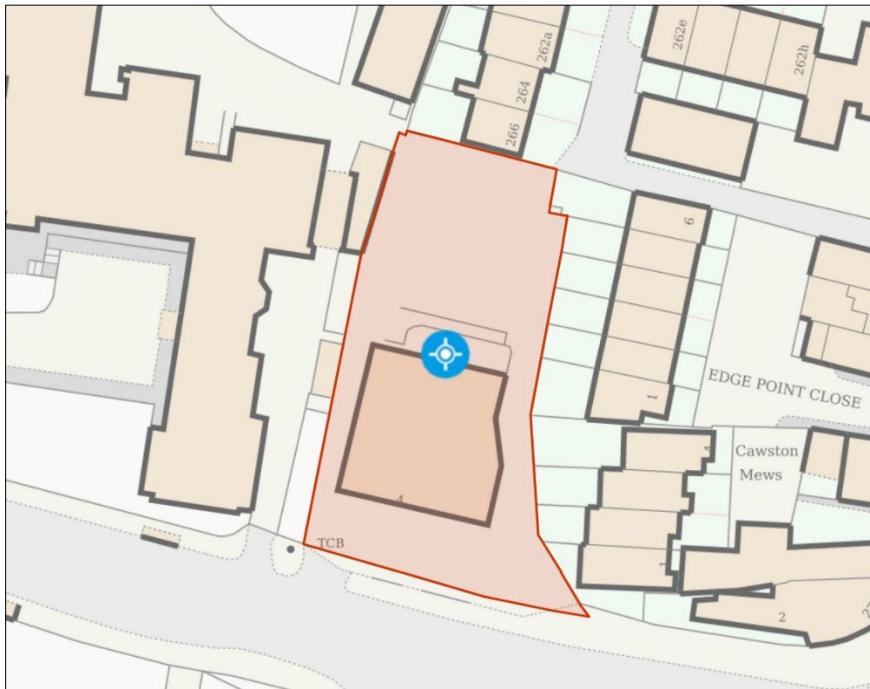
FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 461 m<sup>2</sup>/4,964 sq ft  
MAIN FLOOR: 301 m<sup>2</sup>/3,239 sq ft, FIRST FLOOR: 160 m<sup>2</sup>/1,725 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

