



72 Beulah Road, Thornton Heath, CR7 8JF

Prominent retail unit TO LET on Beulah Road, Thornton Heath. 578.8 sq ft, currently a salon. Only £25,000 pa & benefits from SBRR

Key Points

- Self-contained retail unit extending to 578.8 sq ft (53.77 sq m) NIA
- Great transport links: 0.24 miles from Thornton Heath Rail Station; nearest bus stop 0.07 miles away
- Generous sales area plus rear storage/ancillary space and an outside rear area
- Rates payable £5.35 per sq ft, with potential to benefit from SBRR
- Prominent position on Beulah Road, in the heart of Thornton Heath
- Currently fitted as a hairdressing salon, with equipment available by separate negotiation
- New lease available – asking rent £25,000 per annum exclusive
- Suitable for a variety of uses within Class E1

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Summary

Available Size	578.80 sq ft
Rent	£25,000 per annum
Rates Payable	£5.35 per sq ft Potential to benefit from SBRR
Service Charge	N/A
Estate Charge	N/A
Total	£5.35 per sq ft
Rateable Value	£7,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A self-contained unit extending to approximately 578.8 sq ft (53.77 sq m) NIA, arranged over a single floor and accessed from the front.

The accommodation comprises of a generous sales area (currently fitted as a hair dressers) and additional storage / ancillary space at the rear, together with an outside area at the rear of the property. The layout offers a flexible, well-proportioned footprint throughout, and can be used for a variety of uses.

Location

The property occupies a prominent location on Beulah Road which sits in the heart of Thornton Heath, within the London Borough of Croydon. Thornton Heath Rail Station is just 0.24 miles away, with the nearest bus stop only 0.07 miles from the property. Croydon town centre lies approximately 1.5 miles to the south, with Charing Cross around 7.2 miles to the north. The property benefits from strong local transport links and everyday amenities along Beulah Road and the wider Thornton Heath high street.

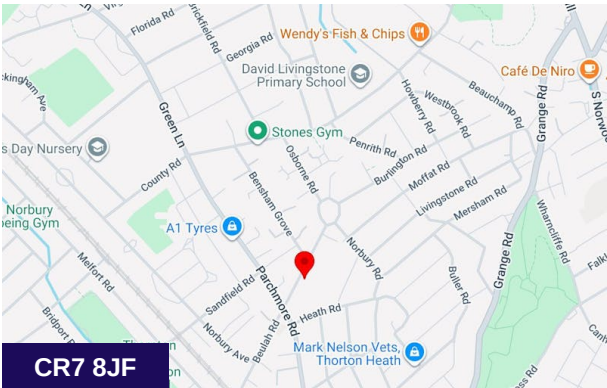
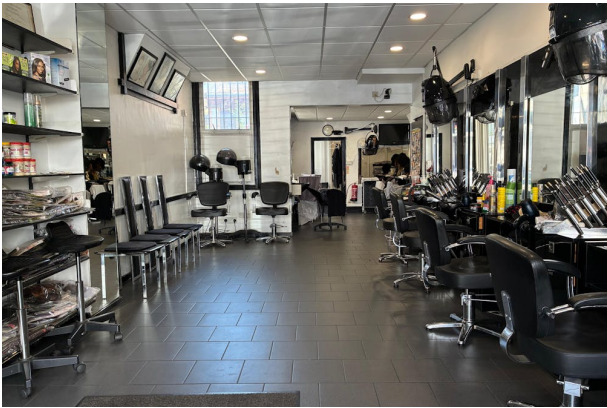
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop	578.80	53.77	Available
Total	578.80	53.77	

Terms

The premises is available on a new lease, with an asking rent of £25,000 pa exclusive of rates, service charge, and utilities. The existing salon equipment can be made available to purchase, with a premium asked.



Get in touch



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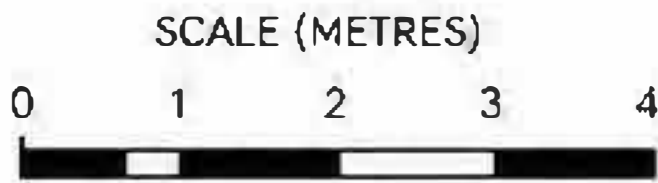
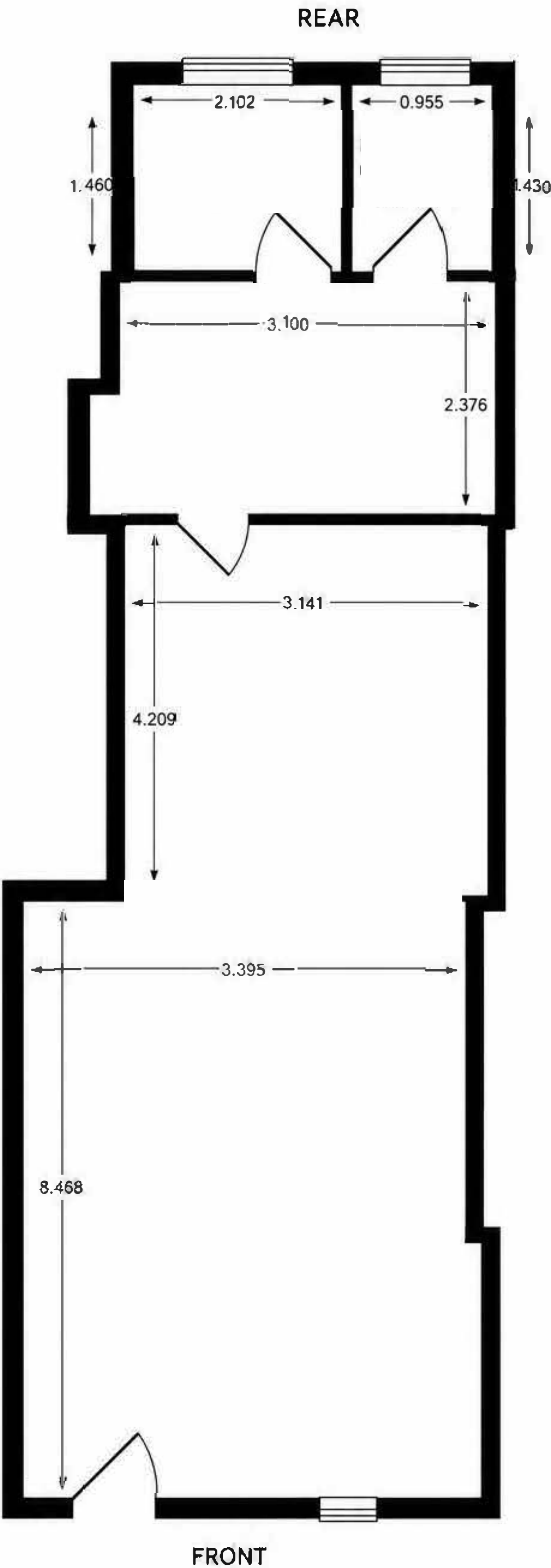
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FLOOR PLAN

Approximate Net Internal Area
53.77 sq m / 578.8 sq ft

All measurements are
approximate and for
guidance only



This floor plan is for illustrative purposes only.
All measurements are approximate and may vary.
No responsibility is taken for any error, omission
or misstatement. The plan is not to scale.
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TOTAL NET INTERNAL AREA (NIA)
53.77 sq m / 578.8 sq ft