

Ref: MT/CJL/0:3723

A5 USE



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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FREEHOLD SHOP AND FLAT FOR SALE OR SHOP TO LET



183 STAFFORD ROAD, WALLINGTON SURREY SM6 9BT

LOCATION:

The property is situated on the south side of Stafford Road close to the junction with Sandy Lane and Forrester Drive, Wallington. Wallington railway station is approximately 1 miles away and Croydon Town Centre is approximately 3 miles to the east.

DESCRIPTION:

The property comprises a two storey mid terraced retail unit on the ground floor with a self contained flat above.

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



ACCOMMODATION: (with approximate dimensions and floor areas)

Retail frontage	19'5" (5.95m)
Retail area	526sq.ft. (48.90m ²)
Ancillary areas	295sq.ft. (27.40m ²)

TOTAL FLOOR AREA APPROX 820 SQ.FT. (76.18M²)

First floor (not inspected)
Self contained two bedroom flat with lounge, bathroom, wc and rear access.

USER: The property is currently occupied as a hairdressing business trading as 'Volume'. Planning permission was granted by the London Borough of Sutton on 4th January 2007 for a change of use to Class A5 (hot food takeaway). Planning was also granted on 24th October 2006 for the conversion of the two bedroom flat into a single bedroom self contained unit plus a studio unit. Details of these permissions are available on the London Borough of Sutton planning website.

FREEHOLD PRICE: £345,000 with vacant possession.

ALTERNATIVELY: New full repairing and insuring Lease for a term of 16 years with 4 year upward only Rent Reviews at a rental of **£15,000 per annum exclusive**. Premium required **£10,000** for fixtures and fittings.

RATES PAYABLE: We understand from a verbal enquiry of the London Borough of Sutton that the rates payable on the premises are **£4,110** (2010/2011 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct.

LEGAL COSTS: Each party to be responsible for the payment of their own legal fees.

VAT: We are advised by our clients that vat will **not** be payable upon the purchase price agreed under current legislation.

VIEWING: **ONLY** by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property