

PROMINENT CLASS E FREEHOLD FOR SALE

WALLINGTON

27 WOODCOTE ROAD

Description

Wallington is a suburban town in the London Borough of Sutton, situated approximately 10 miles (16 kilometres) south of central London. It offers a blend of urban convenience and suburban tranquillity.

The subject property is located in a prominent position within the town centre on Woodcote Road which benefits from retailers such as **Subway, KFC, Cafe Nero and Tesco Express**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall and first floor, providing the following approximate areas:

Ground Floor Sales	2,110 sq. ft. (196.02 sq. m)
First Floor Ancillary	1,131 sq. ft. (105.07 sq. m)
Total	3,241 sq. ft. (301.10 sq. m)

The property benefits from 2 parking spaces.

The upper parts of the property are accessed via an external staircase to the rear of the property where the second floor has been sold off via long leaseholds and houses two flats.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£460,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£37,750
UBR (24/25)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 74. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Will Civil **07950 700182**
will.civil@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

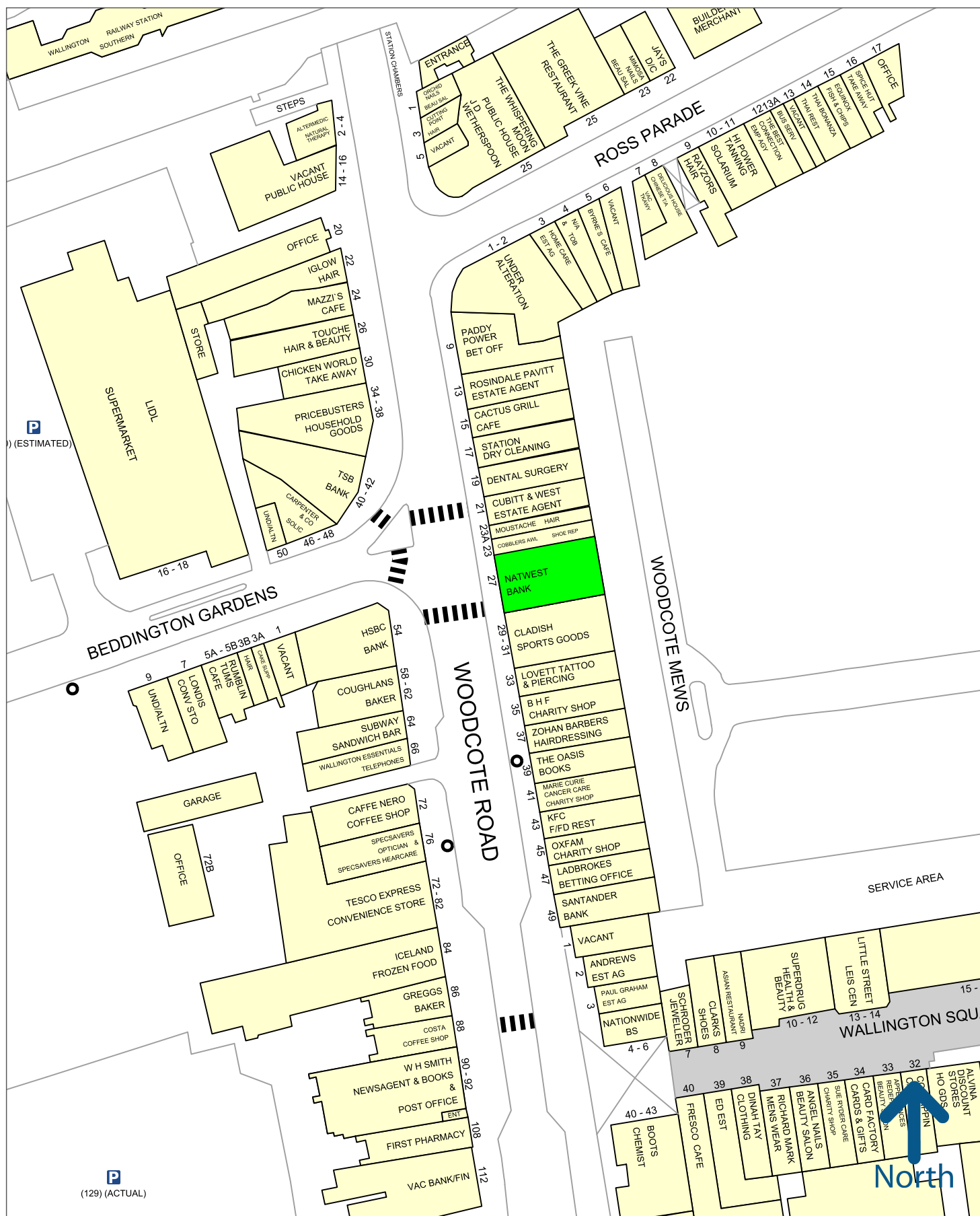
In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



Subject to Contract



(129) (ACTUAL)



50 metres

Experian Goad Plan Created: 21/08/2024
Created By: Green and Partners



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