

**DAY TIME NURSERY OR LEISURE OPPORTUNITY – TO LET**



**Day Time Nursery or Leisure Opportunity**  
**Whyteleafe Football Club**  
**Church Road, Whyteleafe, Surrey CR0 0AR**  
**2,500 sq.ft TO LET**

- Planning Consent for Day Time Children's Nursery Use
- Commercial Kitchen + WC's
- 2 Large Open Plan Function Rooms
- Excellent On-Site Parking
- External Play Area

## Location

The property is located in Whyteleafe, Surrey approximately 4.5 miles (7.24km) to the north of Junction 6 of the M25. Nearby towns & villages include Kenley Warlingham, & Caterham.

The centre of Whyteleafe comprises a range of independent shops an M&S Simply Food & offices.

Road communications are good with the A22 radiating north to Purley and south to the M25 at Godstone.

Whyteleafe & Whyteleafe South Train Stations are within walking distance.

## Description

The property is currently used as the sports club at Whyteleafe Football Club. The building is arranged on ground floor with two large open plan function rooms, office, toilets and kitchen. The property benefits from excellent parking plus space for an outside play area.

## Planning

Planning consent exists for the use of the football club building as a daytime children's nursery between the hours of 8.00am & 5.00pm Monday to Friday.

## Accommodation

<b>GROUND FLOOR</b>	<b>2,500 sq.ft</b>
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The above floor areas are approximate gross internal floor areas.

## Key Features

- Planning Consent for Nursery Use
- Immediately Available
- Self-Contained
- External Play Area
- Excellent On-Site Parking
- Flexible New Lease Terms

## Tenure

New Leasehold Terms Available.

## Rent

Rent on application

## Rates

Rateable Value - TBC

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## EPC

Upon Request.

## Viewing & Further Information

By prior appointment only.

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