

INVESTMENT WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT



**Court Farm, Tithepit Shaw Lane - Warlingham,
Surrey CR6 9AT**

**Investment with Residential Development
Potential**

- 16-acre site with land and buildings
- Existing Commercial Uses
- Opposite Hamsey Green Primary School & Warlingham School

Location

The property is located on Tithepit Shaw Lane, opposite Warlingham School and Hamsey Green Primary School. Warlingham Village, Hamsey Green and Whyteleafe Town Centre are all nearby.

Road communications are good with the A22 providing easy access to the M25 at Junction 6, Godstone.

Upper Warlingham and Whyteleafe train stations are within a mile south of the property with direct services to London Victoria in approximately 30 minutes.

Description

The property comprises a purpose-built multi-let industrial / warehouse unit arranged on ground floor with a first-floor mezzanine, secure gated car sales compound; standalone office building; large car park, plus surrounding fields on a 16-acre site.

Rental Income

The current income from the industrial unit and car compound is £61,820 per annum exclusive. The office building which extends to circa 575 sq.ft is occupied by the vendor.

Main Features

- 100% let 5,000 sq.ft industrial unit.
- B1 Office building
- Secure Gate Car-Sale Compound
- Large Car Park
- 16-acre site
- Attractive residential location
- Town Centres Nearby
- Upper Warlingham & Whyteleafe Train Station within 1 mile

Planning

Planning potential exists for residential development. Interested parties should make their own enquiries of Tandridge Council.

Tenure

Freehold.

Purchase Price

£1.6M

VAT

VAT is applicable.

Legal Costs

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

EPC

Available upon Request

Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312

