

FOR SALE

FREEHOLD RETAIL INVESTMENT



whozoo.

SUTTON

 **23 Manor Road, Wallington, Surrey SM6 0BW**

Price **£375,000**



Property Type

COMMERCIAL INVESTMENT



Size

1,040 FT²



Tenure

FREEHOLD



Borough

SUTTON



Planning Granted

NO



Existing Use

E/C3 CLASS

Tenanted



YES

Local Train Stations



Wallington (0.3 miles)
Carshalton Beeches (1 miles)
Carshalton (1.3 miles)

Local Amenities



Wallington Leisure Centre (0.3 miles)
Wallington Library (0.3 miles)
Beddington Park (0.8 miles)

VAT Applicable



NO

Rateable Value

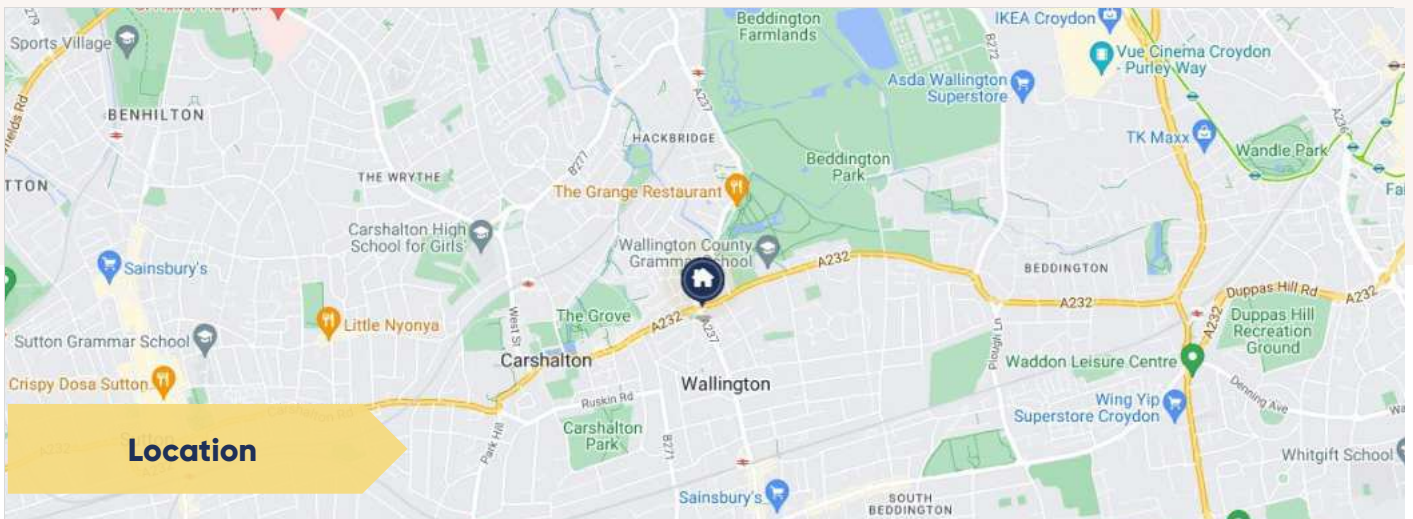


£9,364

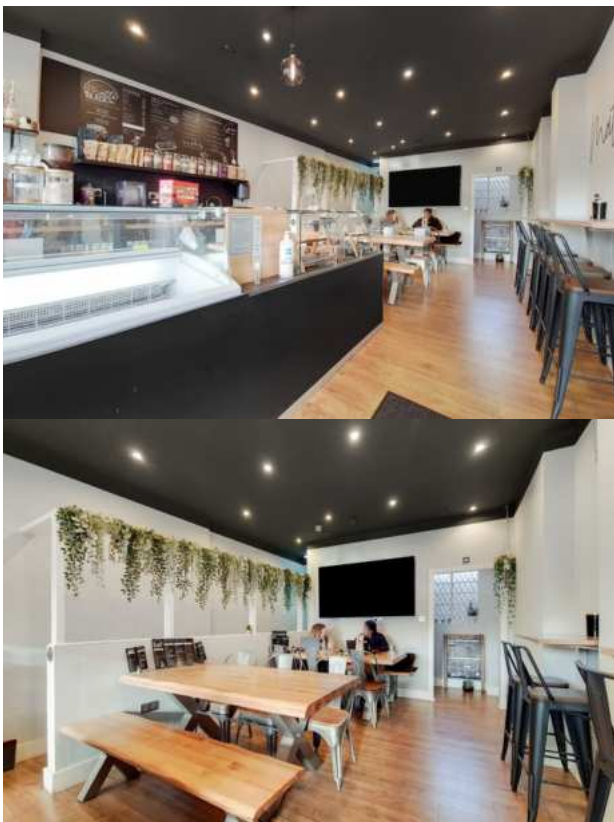
EPC



D



Location



Additional Information

We are pleased to offer this freehold shop investment opportunity in Wallington, SM6. The property consists of a ground floor commercial unit and a first floor residential unit, making it an ideal mixed-use investment.

The ground floor commercial space is let on a Full Repairing and Insuring (FRI) lease from 15th September 2020, for a term of 15 years, at £22,000 per annum, with rent reviews every five years. Recently refurbished, including the installation of Three Phase Electricity, the space offers 622 sq ft on the ground floor and 418 sq ft in the basement, totalling 1,040 sq ft.

The first floor residential unit is sold on a long lease from 25th December 1997, with a term of 175 years.

The freehold property is offered at £375,000, with a commercial rental income of £22,000 per annum. Each party is to bear their own legal costs, and the property is not elected for VAT.



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Commercial Property, Expertly Done



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- Any areas, measurements or distances are only approximate.
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- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.