LIGHT INDUSTRIAL UNIT - LONG LEASEHOLD FOR SALE

- 7,380 Sq Ft (685.6 Sq M)
- £600,000 Long Leasehold

Key Features

- Commercial goods lift
- Strip lighting
- Gas fired central heating
- Carpeting to office areas
- Dedicated undercroft car parking
- Forecourt car parking

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Description

The property comprises a detached two-storey property of brick construction beneath a pitched roof, and benefits from front forecourt car parking, and hardstanding to the side of the building (access width 4.23m), leading to undercroft car parking.

Location

The property is located on the northern side of Sandiford Road, in the established Kimpton Industrial Estate, directly off the A217. The A217 provides direct access to Central London and the M25 (Junction 8). The estate benefits from good public access with Sutton Common train station only 0.7 miles away and numerous bus routes.

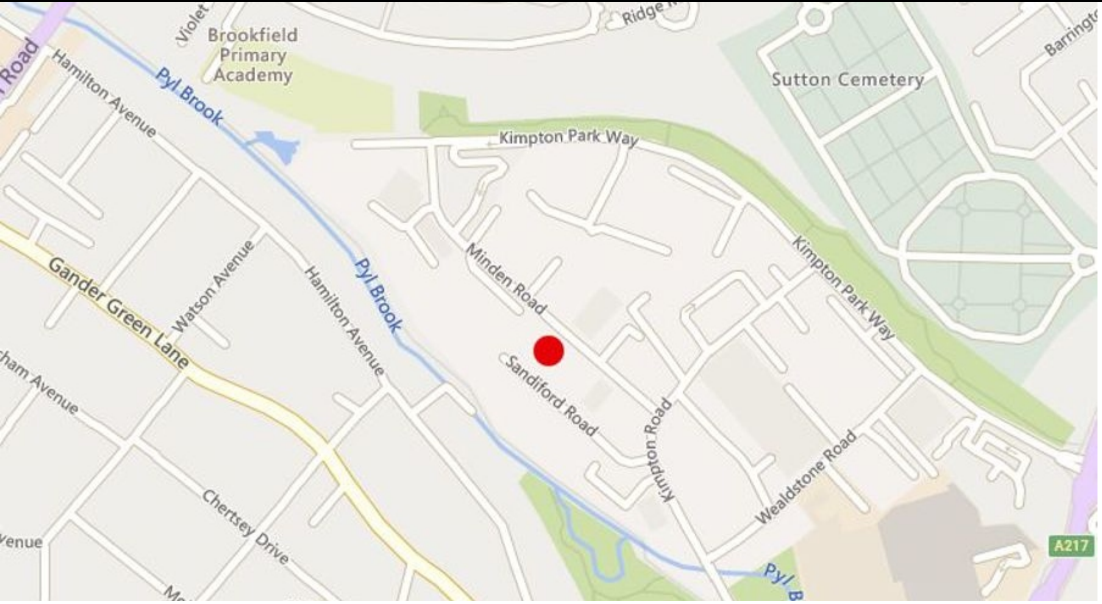
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	3,331	309.45
First Floor	4,049	376.15
Total Gross Internal Floor Area	7,380 Sq Ft	685.6 Sq M

Area	Sq Ft	Sq M
Ground Floor Undercroft Parking	684	63.54

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are held on a Lease of 125 years from 01/03/.2003, with rent reviews every 10 years. From 17/03/2023, the rent is £19,450 per annum exclusive, payable quarterly in advance.

The premises are available Long Leasehold for sale with full vacant possession.

Price

£600,000 for the Long Leasehold interest.

Rates

According to the Government website the property has a current Rateable Value of £55,000. From 01/04/26, the property will have a Rateable Value of £71,000. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

The EPC rating for this property is D (86).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

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