



## CLASS E PREMISES, WITH DEVELOPMENT POTENTIAL - FOR SALE

- 1,000 Sq Ft (92.9 Sq M)
- Offers in Excess of £440,000

## Key Features

- Potential for residential development (subject to planning)
- Air conditioning
- Suspended ceilings with Cat II lighting
- Carpeting to the office areas
- Kitchen
- Ladies/gents WC facilities
- 7 demised parking spaces to the rear, accessed via a service road

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 single-storey commercial premises of brick construction with rendered elevations, beneath a flat roof. To the rear of the property is a covered store area, together with demised parking for 7 cars.

## Location

The property is prominently located on Sutton High Street at its junction with Mulgrave Road, and immediately opposite Sutton's mainline BR Station.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

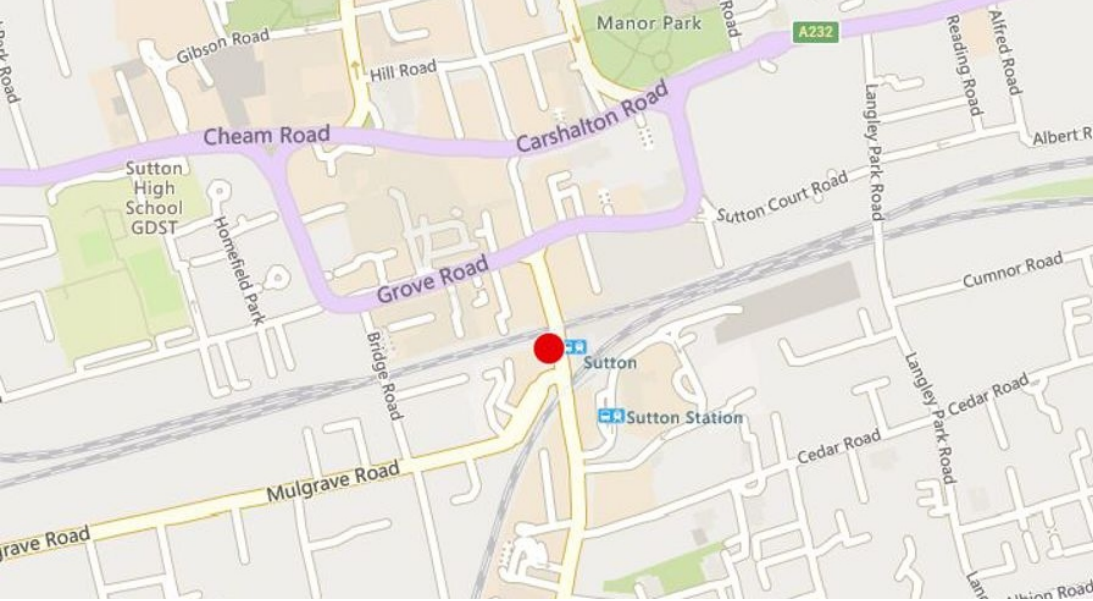
Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Premises	1,000	92.9
Rear Store	532	49.42
<b>Total Gross Internal Floor Area</b>	<b>1,000 Sq Ft</b>	<b>92.9 Sq M</b>

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 available Freehold for sale with full vacant possession. Our Client is seeking unconditional offers, subject to contract only.

## Price

Offers are sought in Excess of £440,000.

## Rates

According to the Government website the property has a 2026 Rateable Value of £17,250. NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is D (88).

## Planning

Planning was granted 16/05/24 DM2024/00059 for partial demolition of the existing building, erection of a single storey attached building Class E and alterations to shopfront involving provision of new access to the rear building. There is the potential for residential development, subject to planning.

## Legal Costs

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

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**  
[morganperez@centro.plc.uk](mailto:morganperez@centro.plc.uk)

**Paul Harwood**  
[paulharwood@centro.plc.uk](mailto:paulharwood@centro.plc.uk)

Further information is contained within the Data Room. Please [Click here](#).



