

## Long Leasehold For Sale Ground Floor Lock-up Shop £250,000

102.67 sq m (1,105 sq ft)

256 Grand Drive, Raynes Park, London SW20 9NE



**Accommodation:** The premises have the following approximate floor areas:

Ground Floor	102.67 sq m	1,105 sq ft
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<b>Total Gross Internal Floor Area:</b>	<b>102.67 sq m</b>	<b>1,105 sq ft</b>
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All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

**Description:** The three-storey mid-terraced property is of traditional brick construction beneath a pitched tiled roof, and forms part of a parade of similar premises. The subject premises form the ground floor lock-up shop.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

## Amenities:

- Electric security roller shutter to shop front
- Monitored alarm system
- 3 phase power
- Security grille / shutter to rear door
- Shower
- WC/Cloakroom facilities

**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.

**Location:** The property is prominently located on the eastern side of Grand Drive in a local shopping parade, within a densely populated residential area. Grand Drive (B279) leads directly to Raynes Park Mainline BR Station approximately one mile to the north. Both the A3 and A24 are in close proximity.

**Terms:** The ground floor shop is available on a new long lease of 250 years, subject to a peppercorn Ground Rent.

**VAT:** The property has not been elected for VAT.

**Price:** We are instructed to seek **£250,000 for the long Leasehold interest.**

**Rates:** According to the VOA website, the property has a Rateable Value of £7,300. Therefore, Rates Payable in the current financial year for 2019-2020 are £3,679.20.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

**EPC:** The property has a current rating of C (57).

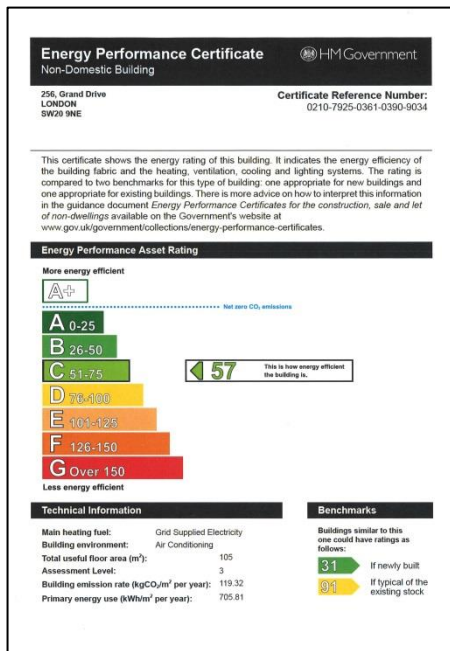
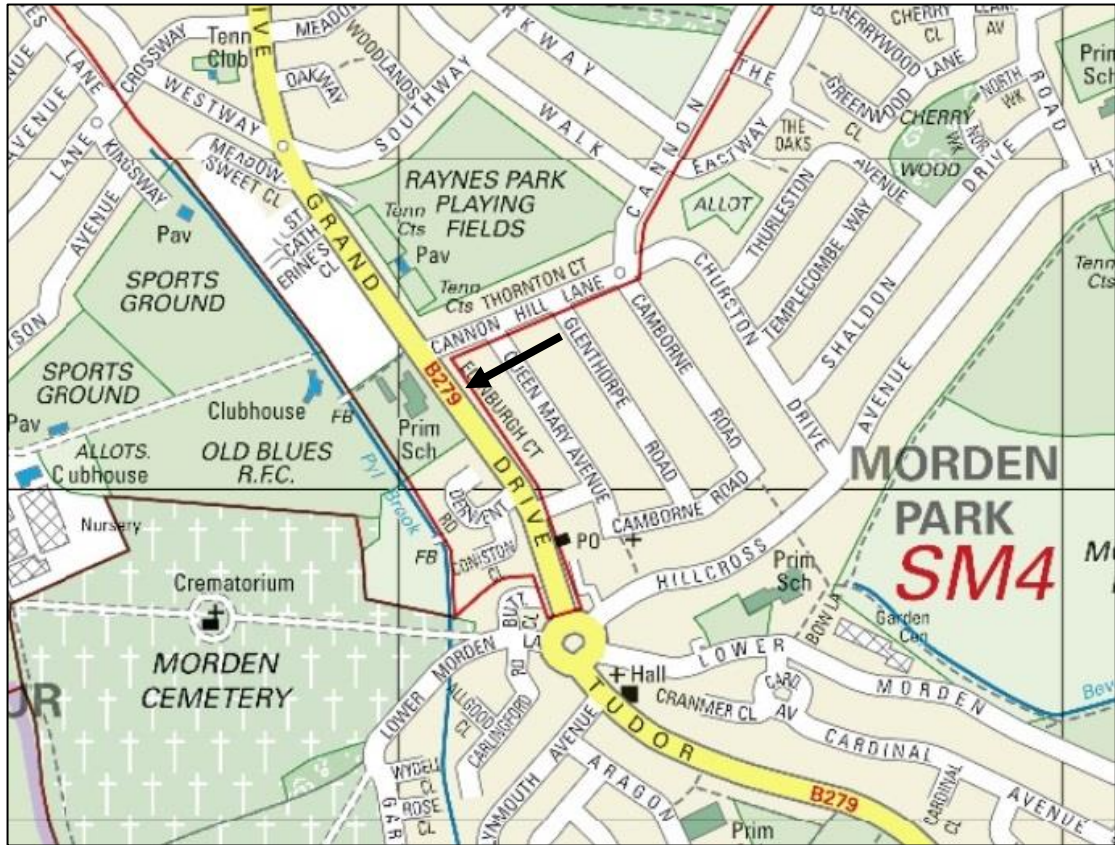
**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing: Strictly by appointment through Sole Agents**

Centro Commercial Limited  
020 8401 1000

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