

Freehold for Sale Residential Development Opportunity Existing Ground Floor Workshop and First Floor Offices

Offers Sought in Excess of £335,000

Rear of 33 Nork Way, Banstead, Surrey SM7 1PB



Accommodation: The premises have an existing approximate floor area as follows:

Ground Floor Workshop	50.49 sq m	543 sq ft
First Floor Offices	50.49 sq m	543 sq ft

Total Gross Internal Floor Area **100.98 sq m** **1,086 sq ft**

Planning has been granted for the construction of a second floor extension to the premises:

Proposed Second Floor	38.76 sq m	417 sq ft
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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 two-storey property is of brick construction beneath a flat roof.

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 located on the western side of 33 Nork Way, close to the junction with Fir Tree Road and the A217 Brighton Road. The property is situated in a densely populated area amongst a number of local neighbourhood and multiple retailers.

Terms: The property is available Freehold for sale with full vacant possession, and with the benefit of the existing planning consent 19/00384/F.

Planning: Planning has been granted for a new second floor extension to the existing premises and conversion to create a new three bed dwelling with integral garage. Planning Ref 19/00384/F refers.

Price: Offers are sought for the Freehold, with the benefit of the existing planning consent, **interest in excess of £335,000.**

Rates: According to the VOA website, the property has a Rateable Value of £9,300. Therefore, Rates Payable in the current financial year for 2019-2020 are £4,687.20.

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.

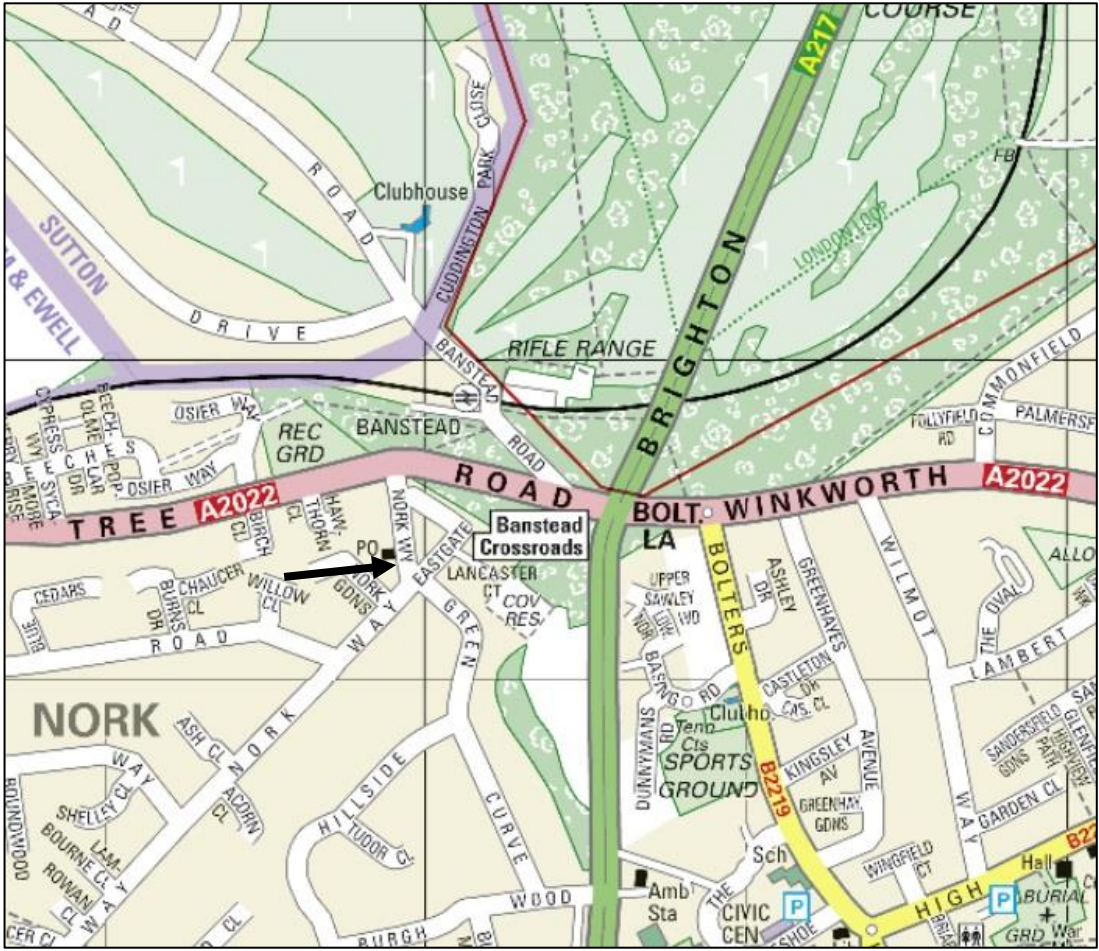
EPC: The property has a current rating of B (45).

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
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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.