

For Sale Period Offices with Potential for Residential Conversion (subject to planning) Offers Sought in excess of £425,000

108.40 sq m (1,167 sq ft)

6 The Square, Carshalton, Surrey SM5 3BN



Accommodation: The premises have the following approximate floor areas:

Ground Floor	58.00 sq m	624 sq ft
First Floor	50.40 sq m	543 sq ft

Total Internal Floor Area: 108.40 sq m 1,167 sq ft

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

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.

Description: The two-storey semi-detached property is of brick construction with rendered elevations, beneath a pitched 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 eastern side of The Square, almost at its junction with Brookside.

Carshalton is a densely populated residential area situated approximately 1.5 miles east of Sutton, 1 mile north of Wallington and 4 miles west of Croydon.

Carshalton High Street is in close proximity with nearby multiple traders include Costa Coffee, Ladbroke's, Sainsbury's Local and the Co-operative Supermarket.

Terms: The premises are available Freehold with full vacant possession.

Guide Price: Offers are sought in excess of **£425,000 for the Freehold interest.**

Rates: According to the VOA website, the property has a Rateable Value of £9,600. Therefore, Rates Payable in the current financial year for 2018-2019 are £4,732.80.

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.

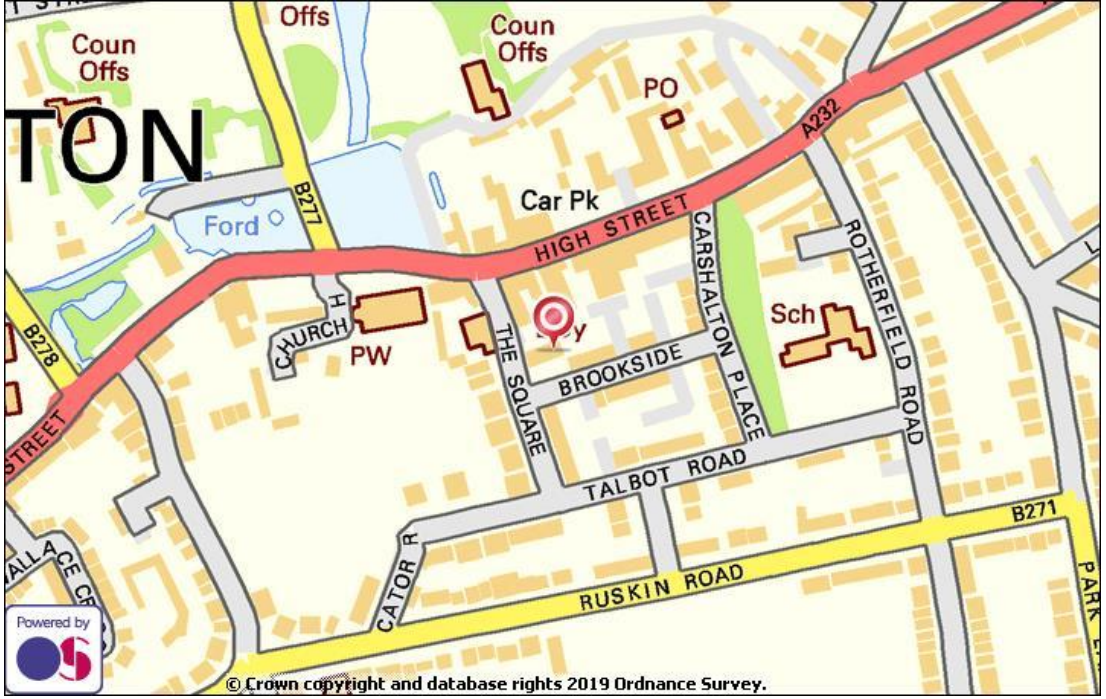
EPC: As the building is listed, an EPC is not required in this respect.

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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