INDUSTRIAL WAREHOUSE WITH TRADE COUNTER AND ANCILLARY OFFICES

- 4,764 Sq Ft (442.58 Sq M)
- £550,000 Long Leasehold

5 Wealdstone Road, Sutton, Surrey SM3 9QN

Key Features

- Maximum eaves height 3.10 m (to industrial element)
- Roller shutter door (to industrial element)
- Fluorescent lighting (to industrial element)
- WC facilities (to both industrial and office element)
- Suspended ceilings with integral lighting (to the offices)
- Carpeting throughout the offices
- Gas fired central heating (to offices)
- Concrete hardstanding yard
- Approximately 2.5m high external palisade fencing with security gates

Description

The building comprises a self-contained detached office, with trade counter and industrial warehouse of traditional brick and block work construction beneath a mix of pitched tiled and flat roofs.

Location

The property is situated in Wealdstone Road, on the well established Kimpton Industrial Estate, just off the A217 to the north of Sutton, providing access to South West and Central London, and out to Junction 8 of the M25 and the National Motorway Network.

Accommodation

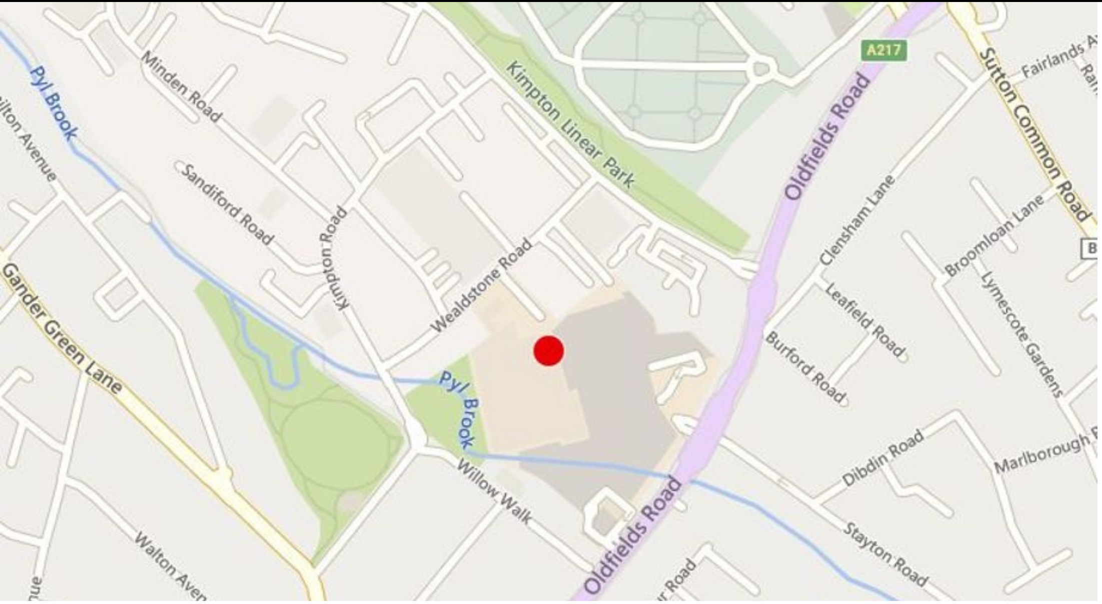
The premises have the following approximate floor areas.

Internal Area	Sq Ft	Sq M
Ground Floor	3,381	314.09
First Floor Offices	1,383	128.48
Total Gross Internal Floor Area	4,764 Sq Ft	442.58 Sq M

External Area	Sq Ft	Sq M
Secure Open Yard	2,260	209.95

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

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.



Terms

The premises are currently held on a 94 year Long Lease with the London Borough of Sutton from 29 September 1970, to expire on 25 December 2064, at a current Ground Rent of £700 per annum, which is fixed for the remainder of the term.

Our Client is seeking to sell their Long Leasehold interest, with full vacant possession.

Price

£550,000 Long Leasehold

Rates

According to the Government website the property has a 2026 Rateable Value of £50,000. Therefore, the rates payable for the current financial year for 2026-2027 are £21,600. NB: The rates actually payable may be subject to transitional relief.

VAT

The premises have not been elected for VAT.

EPC

The EPC rating for this property is C (65).

Legal Costs

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

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful purchaser.

Viewing

Strictly by appointment through Sole Agents:

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