

Due to Relocation

Freehold for Sale

Ground Floor Office with

Self-contained 2-Bedroom Maisonette

Current Rental Income £12,600 per annum

Planning Granted for a Rear Ground Floor

Office Extension and Creation of 3 Parking Spaces

Offers Sought in Excess of £450,000

5 Rectory Lane, Banstead, Surrey SM7 3PP



Description: The two-storey mid-terraced property is of traditional brick construction beneath a pitched tiled roof, with commercial on the ground floor and residential upper parts, forming part of a parade of similar premises. The premises benefit from vehicular access to the rear via a service road.

There is potential to convert the loft area above the Maisonette to provide additional accommodation, subject to planning.

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.

Location: The premises are located on the western side of Rectory Lane, almost at its junction with Chipstead Valley Road.

Accommodation: The premises have the following approximate floor areas:

Ground Floor Commercial

Main Office	29.60 sq m	319 sq ft
Rear Office	14.43 sq m	155 sq ft
Staff Room / Kitchen	11.77 sq m	127 sq ft
WC/Cloakroom Facilities	2.66 sq m	28 sq ft

Total Gross Internal Floor Area **58.46 sq m** **629 sq ft**

Rear Shed / Garage* 27.23 sq m 293 sq ft

*The rear of the property benefits from vehicular access via a service road.

First Floor Maisonette

Lounge	4.62m x 3.94m
Kitchen	2.09m x 3.12m
Bedroom 1	4.06m x 3.06m
Bedroom 2	3.06m x 3.23m
Bathroom/WC	1.83m x 2.41m
Loft Area	7.40m x 7.10m

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring 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 available Freehold for sale with vacant possession of the ground floor. The upper parts are let out on a 12 month Assured Shorthold Tenancy from 17/07/2020 at a rental of £12,600 per annum (ie £1,050 per calendar month).

Planning: Planning has been granted 18/01547/F for the extension of the existing ground floor offices to add a conference room, manager's office, kitchen, staff office and WC facilities, and replace existing windows and doors to the front elevation. Demolish the garage to the rear (existing vehicle access) and create 3no parking spaces and staff amenity area.

VAT: The property has not been elected for VAT.

Price: Offers are sought for the Freehold interest **in excess of £450,000.**



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Rates: According to the VOA website, the ground floor office has a Rateable Value of £6,900. Therefore, Rates Payable in the current financial year for 2020-2021 are £3,560.40.

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.

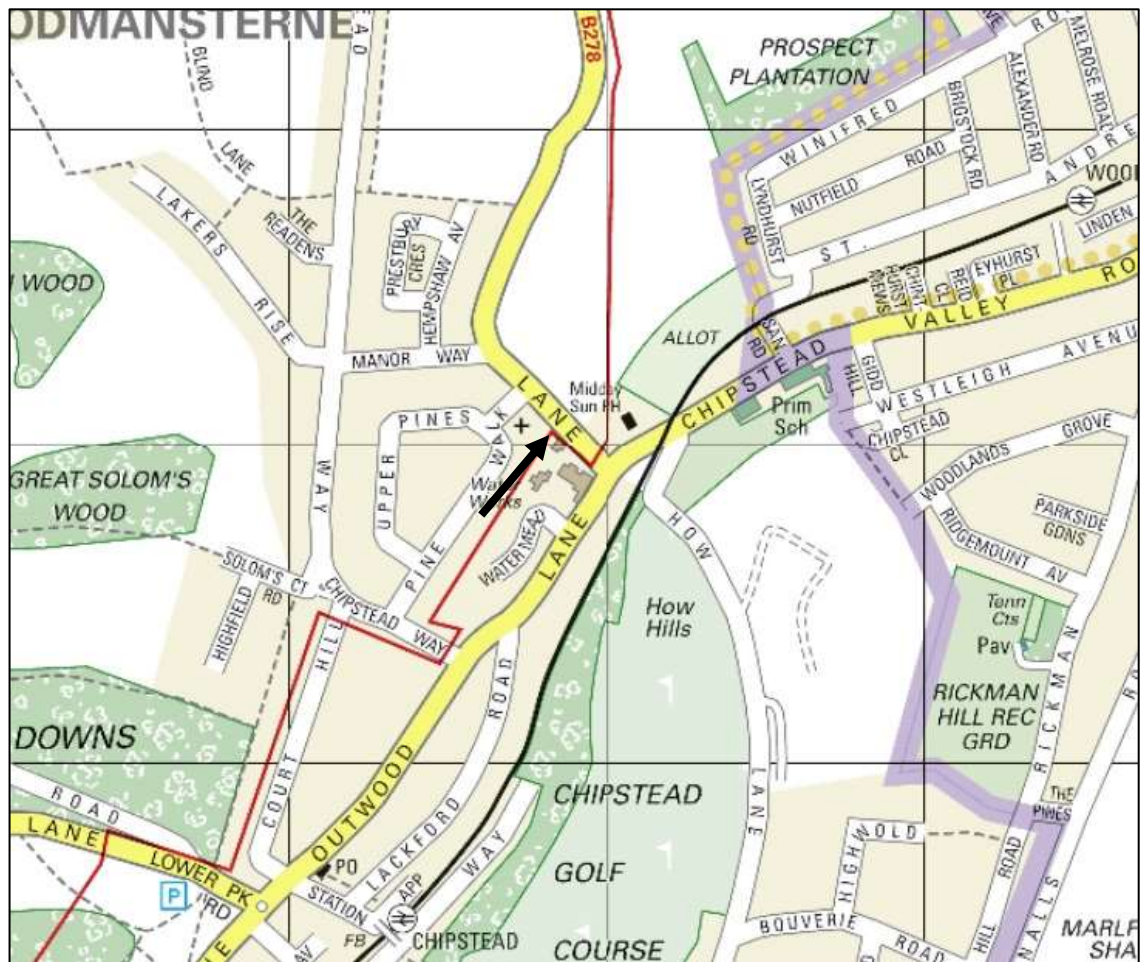
EPC: The property has a current rating of C (55).

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

Viewing: Strictly by appointment through Sole Agents

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PROPERTY PARTICULARS



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bathroom with WC (View 1)



Bathroom with WC (View 2)



Rear Garden / Store



Rear Garden / Store