










**1 The Avenue, Carshalton
SM5 4LD**

**Storage Yard with
Warehouse & Offices**

**FOR SALE /
TO LET**

PROPERTY SUMMARY

-  **Storage Yard / Warehouse & Offices**
-  **Potential for a variety of uses (subject to planning)**
-  **Access via Stanley Park Road and Stanhope Road**
-  **Yard area 6,843 sq.ft (635.8 sq.m)**
-  **Warehouse & Offices 1,747 sq.ft (162.3 sq.m)**
-  **Freehold price £1,250,000**
-  **Rent £80,000 per annum exclusive**

LOCATION

The premises are situated to the south of Carshalton, close to Carshalton Beeches and Wallington. The area also benefits from excellent road and rail connections with the A232 providing access to Croydon, Sutton and surrounding areas. Carshalton Beeches and Wallington Stations are within 1 mile.

DESCRIPTION & ACCOMMODATION

The premises are arranged as a single storey building with a warehouse, store and offices along the northern side of the site. The warehouse has a loading door onto the yard, with two separate entrances to the offices. The site has gated access and a brick perimeter wall. The yard area is hard surfaced and benefits from some lighting and electrical points. The offices benefit from double glazing, central heating, kitchen and toilets. The accommodation and floor areas are as follows:-

- | | | |
|---------------------|-------------|--------------|
| • Warehouse | 923 sq.ft | (85.7 sq.m) |
| • Store | 120 sq.ft | (11.1 sq.m) |
| • Offices | 704 sq.ft | (65.4 sq.m) |
| • Open Storage Yard | 6,843 sq.ft | (635.8 sq.m) |

TERMS

The freehold is available for £1,250,000 with vacant possession.

Alternatively, the property is available to let on a new full repairing and insuring lease, for a term to be agreed, at a rent of £80,000 per annum exclusive.

Subject to contract

VAT All rents and prices are quoted exclusive of VAT, if applicable.

RATES

The Valuation Office Agency website describes the property as “Land used for storage and premises” and the 2023 Rateable Value is £26,500. The current UBR is 49.9 pence in the £. For further information in this regard please contact London Borough of Merton Council.

EPC To be assessed

LEGAL COSTS Each party is to bear their own legal costs

For further information or to view please contact

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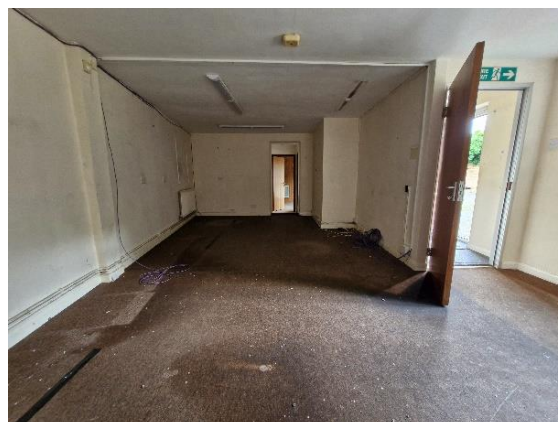
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NB. The red outline of the site is for indicative purposes only.



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