



PRICE REDUCTION










**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 £1,050,000**
-  **Rent £70,000 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 £1,050,000 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 £70,000 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

Joe Yorke Bsc Hons Tel: 01737 222835

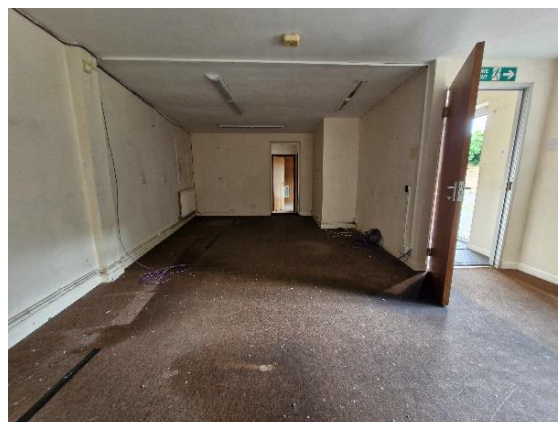
Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.