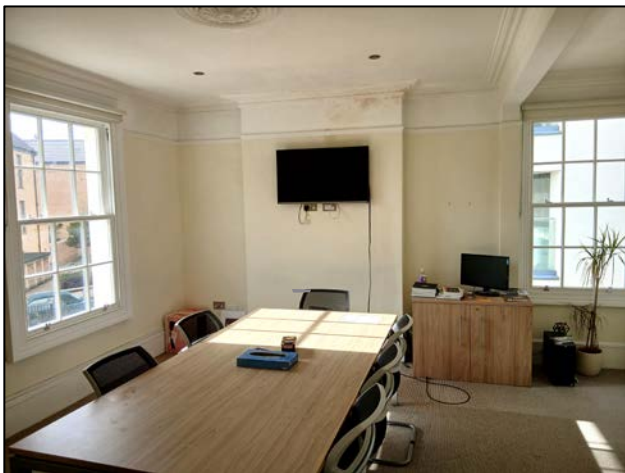


OFFICE / CLASS E SPACE FOR SALE

48-50 Mill Green Road
Mitcham
Surrey
CR4 4HY

2,366 sq. ft.
(219.84 sq. m.)





LOCATION

The property is located ½ a mile to the south of Mitcham Junction train and tram stop, with its Thameslink services to Sutton and through London to St Albans City. Southern services also to London Victoria, London Bridge, Horsham and Dorking .

The property is to the southwest side of Mill Green Road which is less than a ¼ of a mile to the west of the A237 (Carshalton Road) and to the south of the Willow Lane Industrial Estate.

AMENITIES

- ❖ Detached building
- ❖ Good sized rooms throughout the building
- ❖ Flexible Class E use
- ❖ Plenty of parking to the front and rear of the property
- ❖ Excellent condition throughout
- ❖ Double glazed sliding sash windows throughout

USE

Class E (commercial, business and service uses). Suitable for a variety of uses. Adjacent uses are nurseries.

DESCRIPTION

48-50 Mill Green Road comprises one of three detached mid-19th Century Grade II listed houses of brick and rendered elevations under a slate tiled roof, arranged as offices to ground and first floor. There is a small, reduced height basement to the front of the building.

The building comprises timber floors, with laminate and carpet coverings. 3 WCs and a kitchen are provided to the ground floor with a 2 WCs to the first floor. Decorations throughout are good. Space heating is provided by a gas fired system to radiators. In addition, all offices to the ground floor and the staff room, together with half of the first-floor offices, benefit from wall mounted air conditioning units.

An intruder alarm system has been fitted together with an external CCTV system.

All mains' services are available to the property including a 3-phase electricity supply. Externally, there are 8 secure parking spaces to the front, together with a large rear area, accessed via a side gate, which could provide further parking facilities.

TENURE

The property is offered for sale, freehold with vacant possession.

OFFICE / CLASS E SPACE FOR SALE

48-50 Mill Green Road
Mitcham
Surrey
CR4 4HY

Price: £740,000

Strictly by appointment via Sole Selling Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe or Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

ACCOMMODATION

Ground	1,485 sq. ft. (137.92 sq. m.)
First	<u>882</u> sq. ft. (<u>81.91</u> sq. m.)
TOTAL	2,366 sq. ft. (219.84 sq. m.)

EPC

Rating: Band E (104)
Expiry: 28th August 2035

VAT

The property is not elected for VAT.

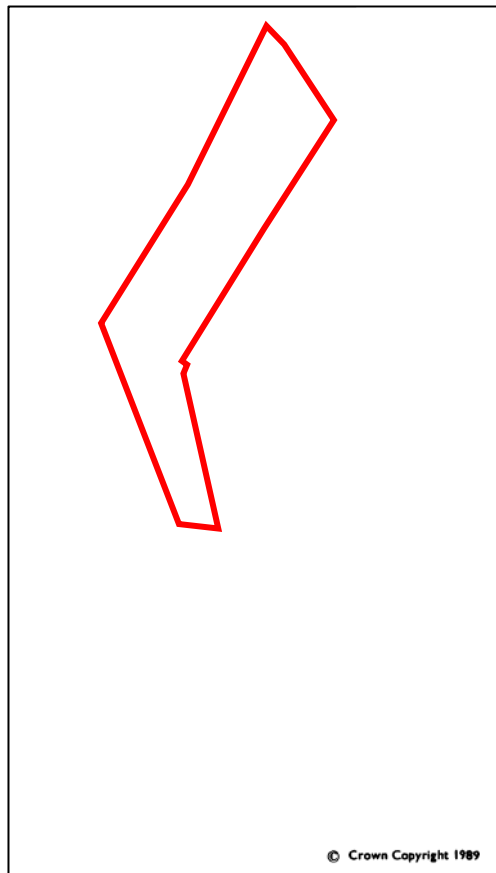
RATES

2023 List Rateable Value: £24,750
UBR 2025/ 2026 - £0.499p in the £
Source: VOA website.
Interested parties should make their own enquiries with Sutton
Council to confirm the rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

SITE PLAN



LOCATION PLAN



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Surrey
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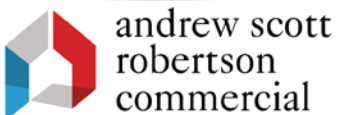
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

FLOOR PLANS



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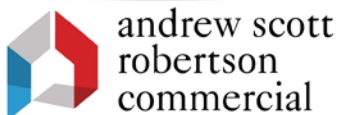
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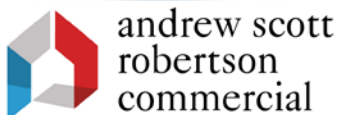
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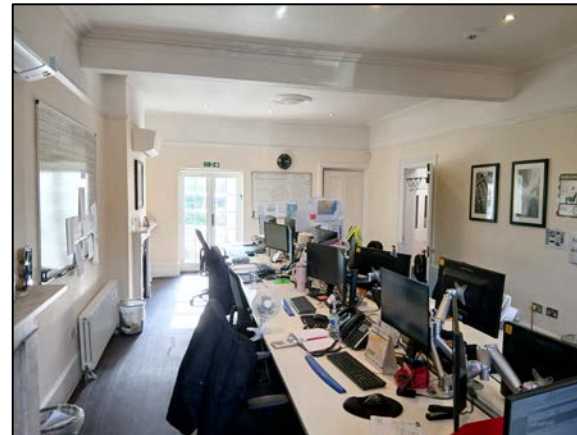


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EPC

Energy performance certificate (EPC)					
48-50 Mill Green Road MITCHAM CR4 4HY	<table border="1"> <tr> <td>Energy rating E</td> <td>Valid until: 28 August 2035</td> </tr> <tr> <td colspan="2">Certificate number: 2371-3958-0952-2209-3121</td> </tr> </table>	Energy rating E	Valid until: 28 August 2035	Certificate number: 2371-3958-0952-2209-3121	
Energy rating E	Valid until: 28 August 2035				
Certificate number: 2371-3958-0952-2209-3121					
Property type	Offices and Workshop Businesses				
Total floor area	292 square metres				
Rules on letting this property					
Properties can be let if they have an energy rating from A+ to E.					
Energy rating and score					
This property's energy rating is E.	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.				
How this property compares to others					
Properties similar to this one could have ratings:					
If newly built	21 A				
If typical of the existing stock	83 D				



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