



**STIRLING
ACKROYD**

FOR SALE

**52 Mollison Drive,
Wallington, SM6 9BY**

2,522 sq ft

Former surgery - 2,522
square foot plus parking
and garden



VIDEO TOUR

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Description

This existing building, which was formerly used as a surgery, offers a total of 2,522 square feet divided over the ground floor at 1,813 square feet, and first floor at 709 square feet.

Internally the building is fitted out commensurate with the former GP surgery use, comprising a reception area/waiting room and staff offices on the ground floor, as well as consulting/treatment rooms and a kitchen/staff room. The first floor comprises office rooms and a toilet/shower room.

Externally the front driveway has space for three cars and the side entrance leads to a rear garden plus further parking for eleven vehicles.

The site may be suitable for alternative uses including a children's nursery or medical professions, or potentially for redevelopment, subject to the necessary planning consents.

The owners are seeking an unconditional sale of the Freehold - £975,000. The sale is subject to vacant possession.

Location

The property is in Wallington, located on Mollison Drive close to the junction with Eagle Close directly opposite St Elphege's School.

Local Authority - The London Borough of Sutton - County of Surrey

Key points

- Internal space - 2,522 square feet
- Detached property with parking and large garden
- £975,000 - Freehold sale - vacant possession
- Potential for alternative uses - including medical and educational
- Current layout includes reception area, staff offices, treatment rooms, kitchen/staff room and toilet/shower room
- Potential for redevelopment - subject to planning consents
- Property consists of ground floor at 1,813 square feet and first floor at 709 square feet





Rents, Rates & Charges

Price	Offers in the region of £975,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	C (58)

Viewing & Further Information



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