

- ✓ Freehold Halls used for public worship since 2016.
- ✓ Previous Leisure/Banqueting F2 Planning use.
- ✓ Alternatively, redevelopment potential for Retail/Residential uses.
- ✓ Approx. 9,750 sq. ft.

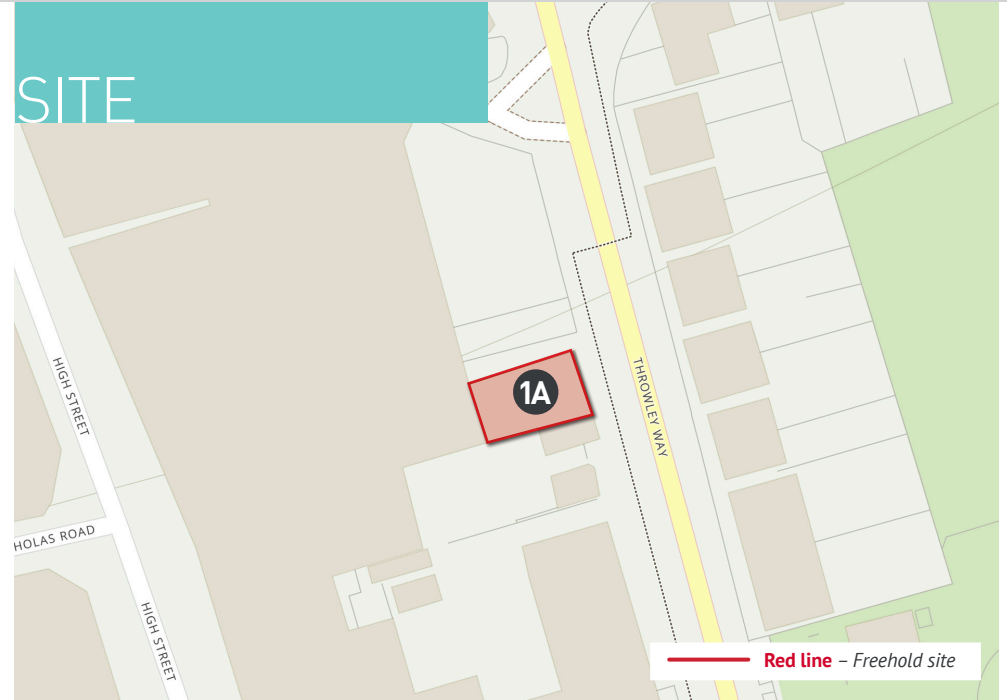


**FOR SALE** FREEHOLD BANQUETING/PLACE OF WORSHIP OPPORTUNITY  
1A Throwley Way Sutton

# LOCATION & SITUATION

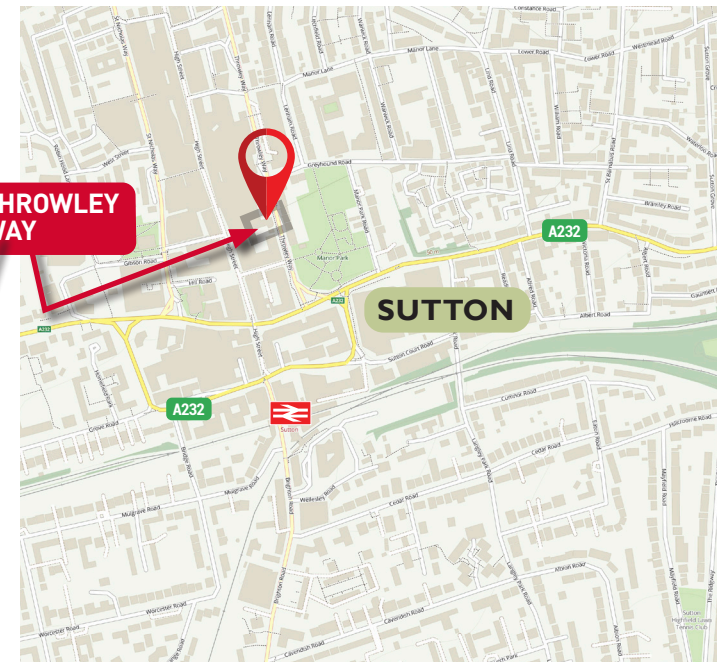
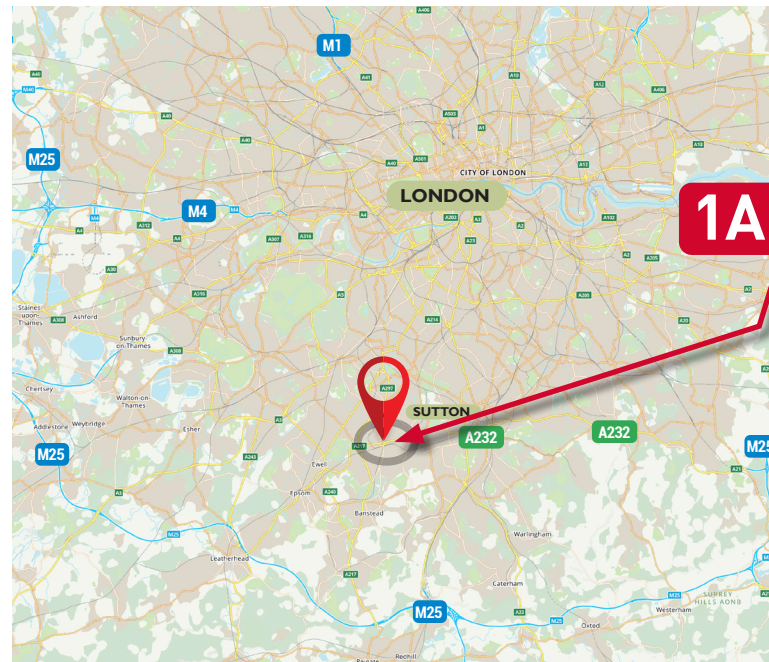


# SITE



Situated on the west side of Throwley Way, a busy position near the High Street within the centre of Sutton, close to the A232 to the south. Surrounding properties are typically residential, retail, leisure, and offices. Local amenities include Manor Park which is directly opposite the property, primary and secondary schools, gyms, Times Square Shopping Centre, multi storey car park and pubs/restaurants

The property is located approximately 0.3 miles north of Sutton Thames Link Train Station, which provides commuter links to London Victoria and London Bridge in 30 minutes. Sutton is approximately 12 miles south from the centre of London.

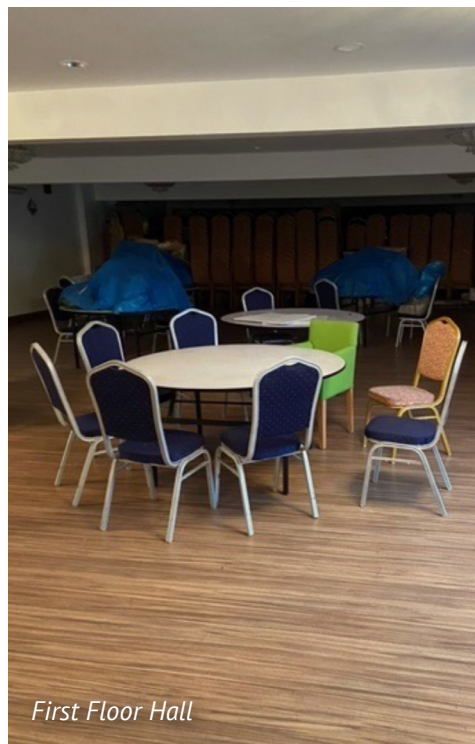


## DESCRIPTION

An end terrace, three storey, former snooker hall, currently operating as a place of worship constructed from rendered/painted brick elevations with timber framed windows under a part flat, part single pitched roof.

Internally, the accommodation is laid out as a reception/office leading to a lower ground. The first floor provides further open plan accommodation which is used as a hall and ancillary kitchen while the second floor provides a board room, office, toilets and space formerly used as a single bedroom flat.

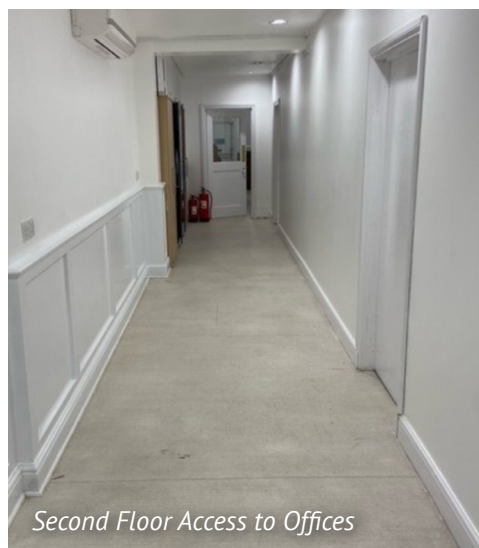
All main services connected with gas fired central heating and ceiling mounted air conditioning. All floors are served by a lift (currently out of order).



*First Floor Hall*



*Lower Ground Floor Entertainment Hall*



*Second Floor Access to Offices*



*First Floor Kitchen*

## ACCOMMODATION

Approximate floor areas as follows:

Floor	Sq Metres	Sq Feet
Reception	23.75	255
Lower Ground	358.75	3865
First Floor	344.00	3705
Second Floor	178.84	1925
<b>Total Gross internal area:</b>	<b>905.34</b>	<b>9,750</b>

## TOWN PLANNING

The property lies within an area administered by the London Borough of Sutton and currently has a F2 use class designation. It has, however, been operating since 2016 under the current F1 use class definition.

## COUNCIL TAX/BUSINESS RATES

Our enquiries reveal that the property is listed for Business Rates purposes as follows:

Address	Use Class	Annual Charge
1 Throwley Way, Sutton, Surrey, SM1 4AF	Club and Premises	£36,500



## TENURE

The property is held **freehold** under title number **SGL449921** and is offered with **vacant possession**.

## PRICE

Price on Application.

## INTERIM MANAGER DETAILS

The property is being marketed for sale on behalf of the interim managers and therefore no warranties or guarantees can be given in any respect, including VAT election. The information in these particulars has been provided by our client and ourselves to the best of our knowledge and a purchaser must rely on their own enquires. Our clients are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

**Lambert  
Smith  
Hampton**

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## CONTACTS



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