



SHOP WITH SELF-CONTAINED MAISONETTE - FOR SALE

- 1,223 Sq Ft (113.62 Sq M)
- £450,000 Freehold

307 Croydon Road, Wallington, Surrey SM6 7LB



Description

The property comprises a detached two-storey building of brick construction beneath a pitched tiled roof, with commercial to the ground floor, and a self-contained residential dwelling above. In addition, the property benefits a garden to the rear.

Location

The premises are prominently located on the Croydon Road (A232), which is a busy route linking both Croydon and Sutton Town Centres.

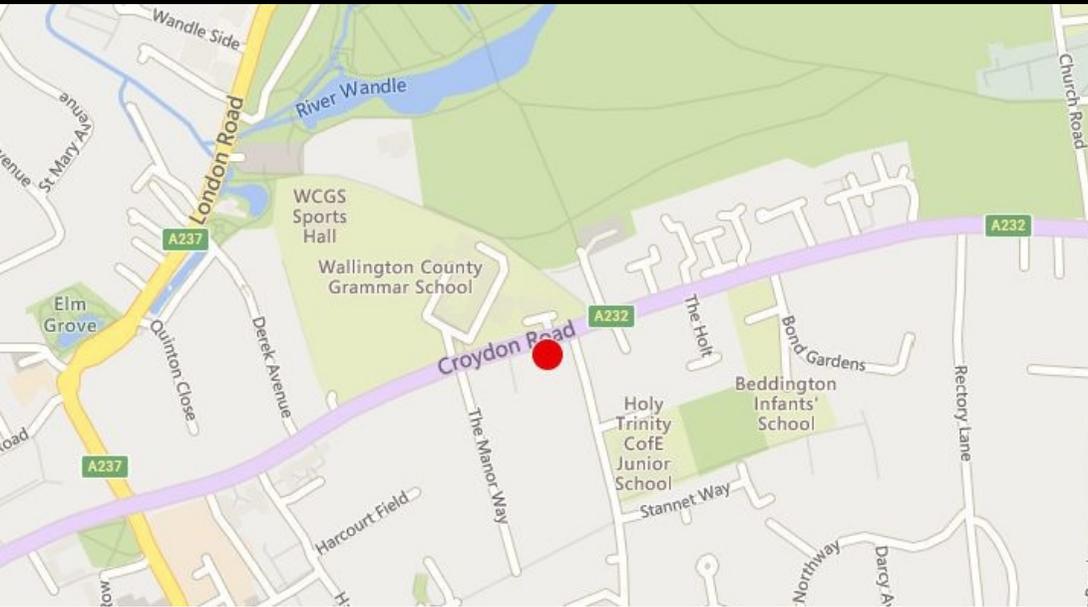
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor Shop	596	55.37
First Floor Maisonette	627	58.25
Total Gross Internal Floor Area	1,223 Sq Ft	113.62 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



Terms

The premises are available Freehold for sale with full vacant possession.

Price

£450,000

Rates

According to the Government website the ground floor property has a 2023 Rateable Value of £4,500.

NB: The rates actually payable may be subject to transitional relief.

Virtual Tour

[Click here](#)

VAT

The property has not been elected for VAT.

EPC

EPCs available upon request.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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