

Sandy Lane North, Wallington, SM6

AMP3531



For Sale	OIEO £1,050,000 F/H
Approximate Size	5,135 SQ FT
Reference	AMP3531
Listing Type	For Sale

Sandy Lane North, Wallington, SM6

Key Features

- Place of Worship offering F1 (D1) use
- Previously utilised as a Nursery and may be ideal for continued use – subject to necessary consents
- Corner building offering a site area of approx. 15,000 sq.ft. (0.35 acres)
- Total internal area – 5,135 sq.ft.
- Demised parking for 3/4 vehicles
- Main hall capable of seating 200+ with two separate hall spaces
- Offered in good condition throughout
- Subject to contract

Description

The property is a single storey traditional Church with a more recent extension for a secondary hall space with the inclusion of kitchen, toilet and further ancillary facilities. The property is offered in a fairly good condition although may require some cosmetic works to modernise internally.

There had been a Nursery in occupation for 40 years and therefore the site offers a private garden area which can be utilised as a children's play-area along with scope to create a demised car park for 3/4 vehicles.

Bandon Hill Methodist Centre is located on Sandy Lane North, primarily a residential area which fronts on to Mellows Park. The property is approximately 0.8miles from Wallington Station and also a short walk from Stafford Road which offers local bus links throughout the immediate area.

Accommodation

Total Internal Area (GIA) – 5,135 SQFT

Planning

The property is a purpose built Place of Worship and therefore offers F1 (Formerly D1) use throughout. We understand the property has been used in part as a Children's Day-Care Facility and may be able to demonstrate established use. Each party should carry out their own due diligence with Sutton Council.

EPC

As a place of worship the property is currently exempt from the energy performance requirements. This is subject to any future changes in the legislation.

VAT

We are advised the property is not elected for VAT purposes.

Location



Gallery







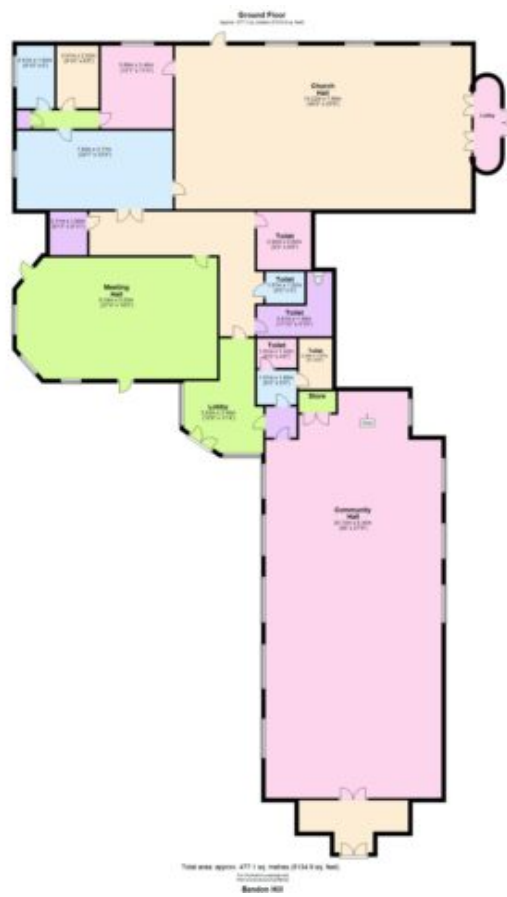












Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise.

If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries. Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

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These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.