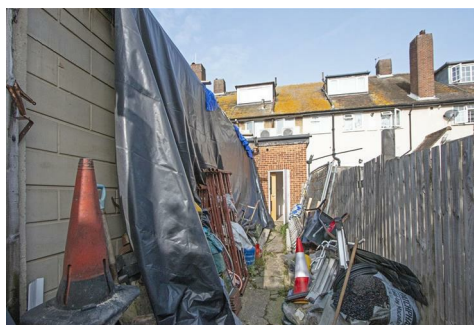


C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



153 Epsom Road, Sutton, SM3 9EY

£320,000

Offered for sale is this unusual proposition of a retail shop in a small but busy parade of mixed use shops. The office to the front was receiving a rent Circa £14,000 P/A until very recently. In fact only a couple of weeks ago. The tenants only left because of the upcoming sale of the property. There is a small office area and a larger lockup to the rear that has just received planning permission for a one bedroom house to be erected in its place.

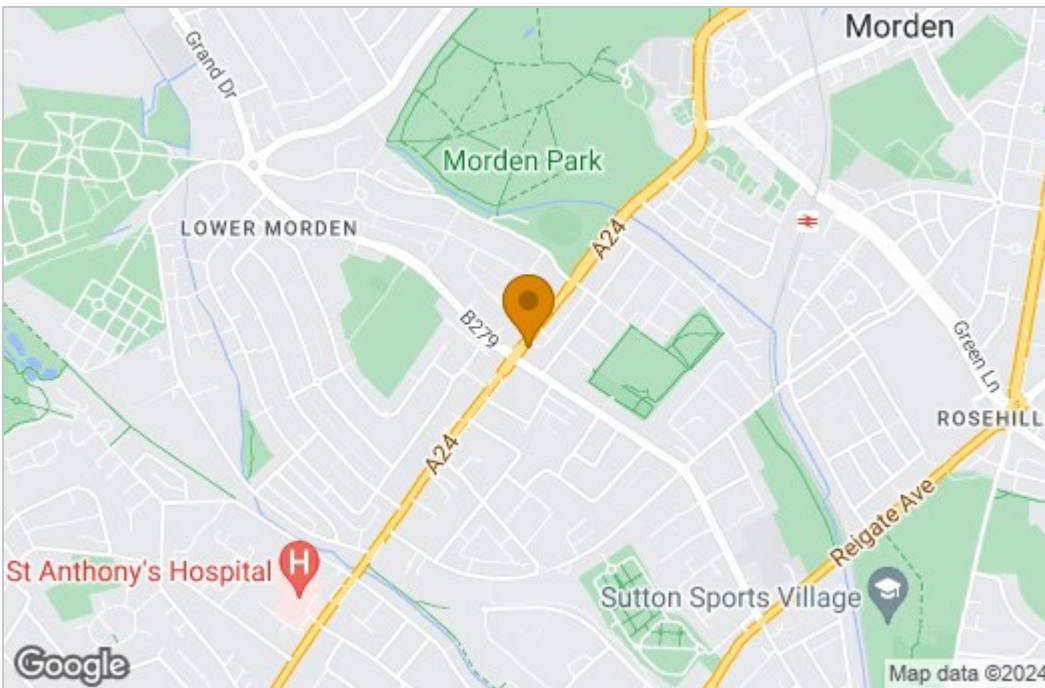
There is a flat above the shop that although is not included in sale, is part of the overall freehold interest. This has no ground rent but the lease I have been informed has 65 years remaining so there will be a not insignificant value in a future marriage value when the lease requires renewing.

This could be an ideal work live project for someone or a company. Or a buy to let investment. The present owners are a building firm and would even offer an advantageous build cost if desired.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.