

**WILLIAMS  
HARLOW**

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## Lumley Road Sutton, Surrey SM3 8NP

An opportunity to acquire a secure lockable piece of land with access from Lumley Road within an easy reach of Cheam Village centre. The yard is located behind lockable gates. **NO ONWARD CHAIN**

£90,000 - Freehold



## LOCATION

The site is located with direct access from Lumley Road behind two lockable gates. This area leads to a large enclosed courtyard which is well secure which comprise of areas of grass and hardstanding. There is good fencing to either side.

## STORAGE

There is a large storage unit located towards the end which is subdivided into two areas, the rear of which has shelving.

## SERVICES CONNECTED

Electricity

## BUSINESS RATES

Approximately £2300

## VIEWINGS

Strictly by appointment.

## TENURE

Freehold

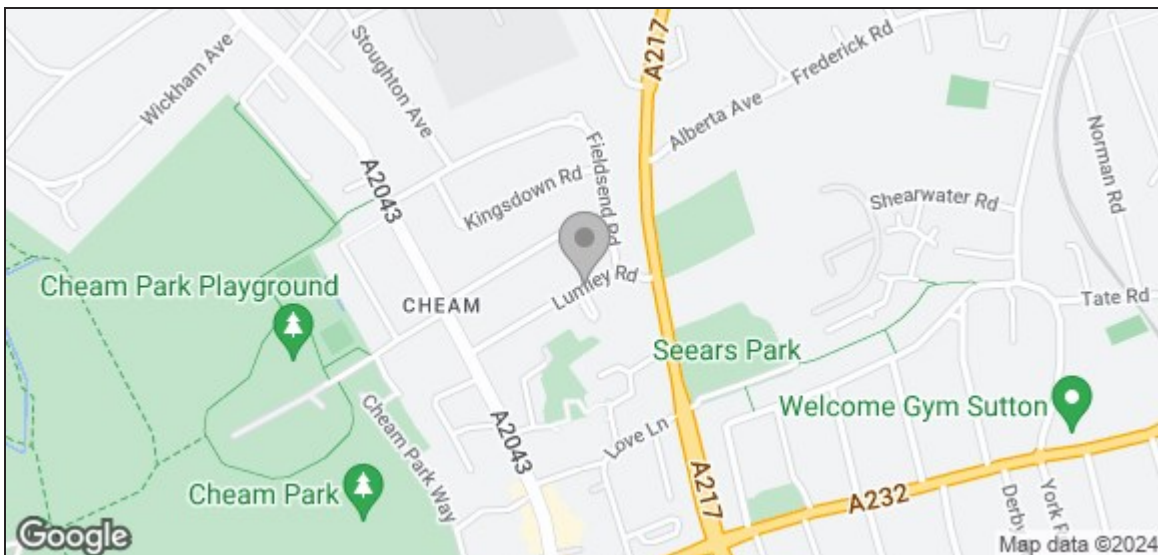
## DIMENSIONS

31.70m x 3.96m overall approximately (104 x 13'0 overall approximately)



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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