



Upon the instructions of **HEWDEN**

SHOWROOM/WAREHOUSE PREMISES

5,870 sq ft (545.00 sq m) approx.

FOR SALE



42-52 MANOR ROAD

WALLINGTON • SURREY • SM6 0AB

LOCATION:

The property is located on Manor Road (A237), in a predominantly residential area known as Wallington, approximately 2.5 miles (4.0 km) west of Croydon town.

Manor Road runs in a north/south direction providing access to Mitcham to the north and Coulsdon to the south. The area surrounding the property is predominantly residential, although there is a small parade of shops to the south and some offices to the north in the vicinity of Wallington train station.

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DESCRIPTION:

The property comprises a broadly rectangular shaped site with a substantial frontage to Manor Road.

The front area of the site comprises an uneven, part concrete and part tarmac surfaced yard and car parking area (part covered by a canopy), a proportion of which has been fenced off to provide a secure yard area.

Positioned at the rear and covering roughly half of the site is a groundfloor showroom and adjacent warehouse, above part of which is a first floor occupied as a children's day care nursery. We understand that the first floor does not comprise part of the demised premises.

The warehouse area has been sub-divided internally to provide offices, stores, workshop and male and female WC accommodation. Two loading doors are also provided, set within the front elevation.

ACCOMMODATION:

[All areas are approx]:

Showroom

Warehouse

Total **5,870 sq ft** **(545.00 sq m)**

Site area 0.11 ha (0.27 acres)

TENURE:

The premises are held on a 99 year lease expiring December 2064, at peppercorn ground rent.

PRICE:

£455,000.00

VAT:

All prices outgoings and rentals referred to within these details do not include VAT, which may be chargeable.

RATES:

www.voa.gov.uk

Description: Showroom and Premises

Rateable Value: £35,000.00

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



Andrew Russell

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