

USP.

110-112 Woodcote Road
Wallington SM6 0LY

**Prominent Corner Property
For Sale Of Interest To
Developers, Investors &
Owner Occupiers**

3,756 SQ FT

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020 3757 7777



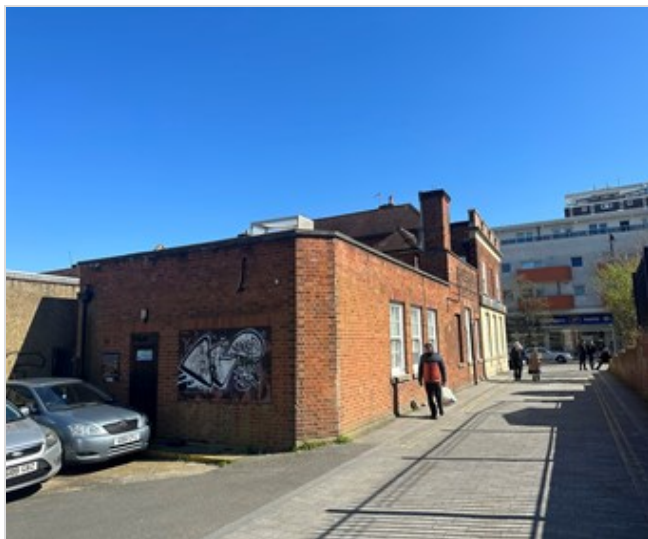


Description

Substantial two-storey freehold bank premises for sale with development potential

The premises comprises a two-storey end of terrace building currently occupied by Barclays Bank and due to be vacated on 28 July 2023.

The property has an attractive façade and return frontage, rear access, small yard/parking area. The premises are currently arranged as a banking hall with ancillary ground floor accommodation and first floor offices.



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Accomodation

Floor	Availability	Area (sq ft) NIA	Area (sq m) NIA
Ground Floor Sales	Available	1,442	134.0
Ground Floor Offices	Available	672	62.5
Ground Floor Storage	Available	572	53.2
First Floor Offices	Available	1,070	99.7
TOTAL		3,756	348.9

GIA Circa 4,650 sq ft (432.0 sq m).

Amenities

Well located for Wallington station

Potential to add additional massing and change of use STPP

Return frontage & rear access

Suitable for a variety of occupiers

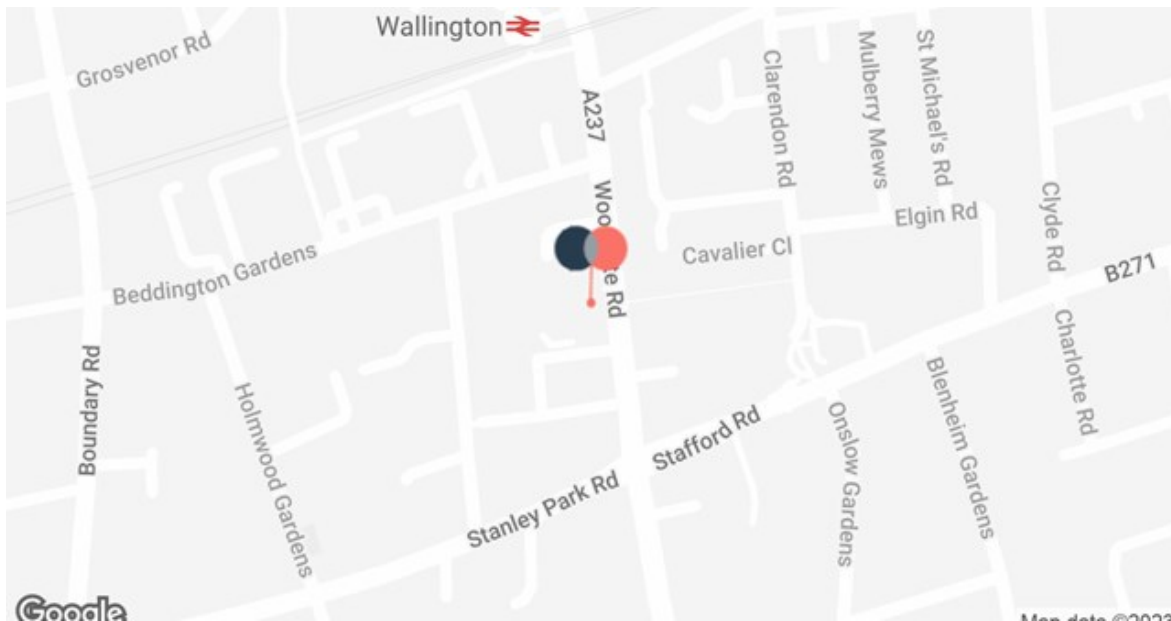
Car parking

Attractive freehold property

The property will come with vacant possession

Excellent natural light

Situated opposite Wallington Square Shopping Centre



Location

The property is situated on the corner of Woodcote Road and Reader's Walk in the centre of Wallington in the relatively affluent area in the Borough of Sutton. The premises are situated opposite the Wallington Square Shopping Centre with nearby occupiers including WH Smiths, Costa, Greggs, Iceland and Nationwide Building Society.

Woodcote Road is a busy thoroughfare and bus route, and the property is set back from the street via a deep pavement. The property is within easy striking distance of Wallington mainline station providing a regular service into London Bridge and Victoria Stations.

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Further Information

The freehold is available to purchase.

Price

Offer are invited in excess of £1,100,000.

Service Charge

N/A.

Rateable Value

The premises have an RV of £57,500. Interested parties should make their own enq

EPC

The premises has an EPC rating of 44, which falls within Band B.

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