

**WILLIAMS
HARLOW**

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8 Burnell Road Sutton, Surrey SM1 4BW

An opportunity to acquire a highly desirable three storey office building sold with the benefit of full vacant possession with offices arranged over three floors fronting Burnell Road in North Sutton with a car park to the rear for seven vehicles, access via nearby Lewis Road. The accommodation is approximately 3,086 internal square feet measured over three floors. Consented planning for the conversion into three separate, three bedroom apartments. SOLE AGENTS. All offers on a STRICTLY UNCONDITIONAL basis.

£800,000 - Freehold
Office 3086.00 sq ft



PROPERTY

A rare opportunity to acquire a three storey office building in a convenient position to amenities within Sutton, which originally dates from the 1980's. The accommodation is arranged over three floors, specific rooms are detailed within the floor plan. There is parking to the rear for up to seven vehicles from nearby Lewis Road.

TENURE

Freehold with vacant possession upon completion.

PLANNING CONSENT

There is planning consent granted for the conversion of this building into three self contained apartments.

Sutton Council, Reference Number: DM2024/01566. The link is below:

<https://planningregister.sutton.gov.uk/online-applications/applicationDetails.do?keyVal=SMU2REKCGIT00&activeTab=summary>

Should the prospective purchaser require more flexible, adaptable mixed use accommodation, commercial maintained from the ground floor whilst giving over the first and second floor to residential. This would be subject to the normal consent but allows an adaptable accommodation to meet with the business requirements.

KEY FEATURES

- Entry phone
- Intruder alarm
- Suspended ceiling
- CAT 5 cabling and perimeter trunking
- Ladies & Gentlemen's toilet facilities
- On-site parking

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this matter.

TERMS

The premises are available Freehold and vacant possession will be given upon completion. These premises are not subject to existing tenancies.

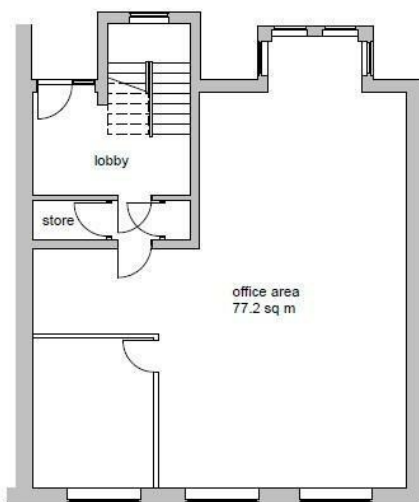
VAT

The property can be elected to sell with or without VAT on reasonable request.

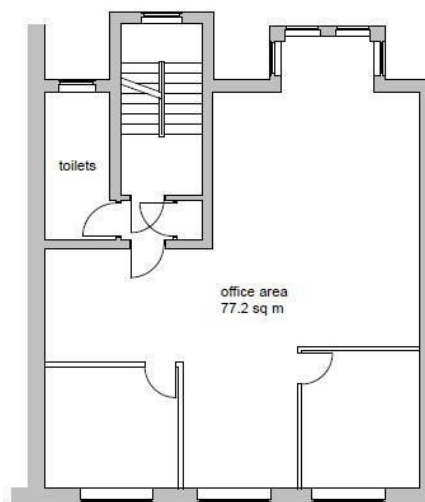
OFFERS

All offers to be made in writing with supporting documentation and timescales. All offers on a UNCONDITIONAL basis. Contact our offices for an offer form

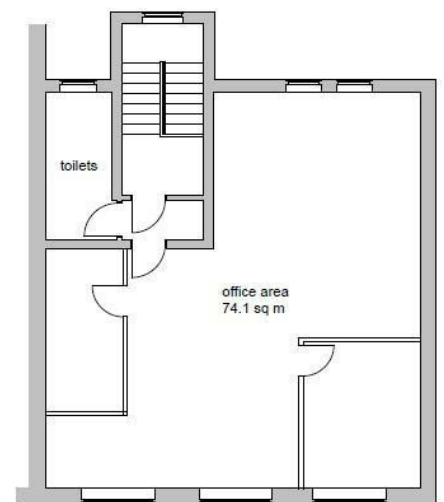




Ground Floor
96.6 sq m GIA



First Floor
96.6 sq m GIA



Second Floor
93.5 sq m GIA

