Westmead Corner, Carshalton Village,

Guide Price £400,000 - Freehold

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WILLIAMS HARLOW

INTEGRA

Freehold Commercial Or Residential, SHOP/OFFICES with separate maisonette above. Excellent value and vacant, view now with Williams Harlow.

The Property

With clear and flexible practicality this property can be an investment through the flat and office separately, a live in business for the entrepreneur or with some jiggling a home to ground and first floor. Offered with two separate entrances to each floor, the ground floor is set up as a two room office with kitchen and lavatory, the first floor a spacious one bedroom flat with large loft which could be converted to offer further accommodation. Historically the flat was let to tenants and the business beneath run as a data company. The office has a large glass frontage which offers character and appeal for the new business.

Outside Space

The flat is offered with a balcony. The offices with a small courtyard.

The Local Area

Very popular with families and strong immediately passing footfall from the local school, Carshalton Village is a gem within the wider Sutton area. A historic town with a highstreet, train station, parks and as strong sense of community its a lovely place live. Local schools are of a high standard and attract buyers from far and wide. Overall a greater London town which blends Surrey and London together.

Why You Should Buy

These are rare additions to any market and with the added benefit of a handsome building, a sought after location and lots of flexible options we encourage you to explore further.

Features

Two Floors - Character Building - 1132 Sq Ft - Further Potential to Loft - Freehold for Building - No Onward Chain - Separate Entrances - Court Yard - Balcony - Parking Bays to road

Benefits

Multiple Practical Uses - Diverse Investment -

Key Notes

Sold Unconditionally - No Onward Chain - Ground Floor 25/26 Business Rates £2045, Rateable Value 4100 - Council Tax to First Floor Band C

Tenure

Freehold

Terms

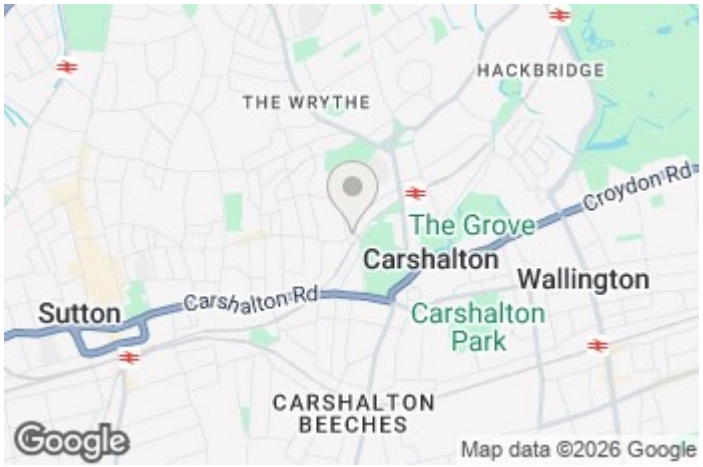
The Premises are offered with the freehold and are vacant.

Council Tax and EPC

First Floor C Ground Floor D, EPC 80 - D for retail space , 70 - C for residential space

Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

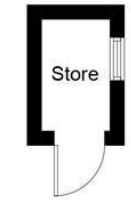


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

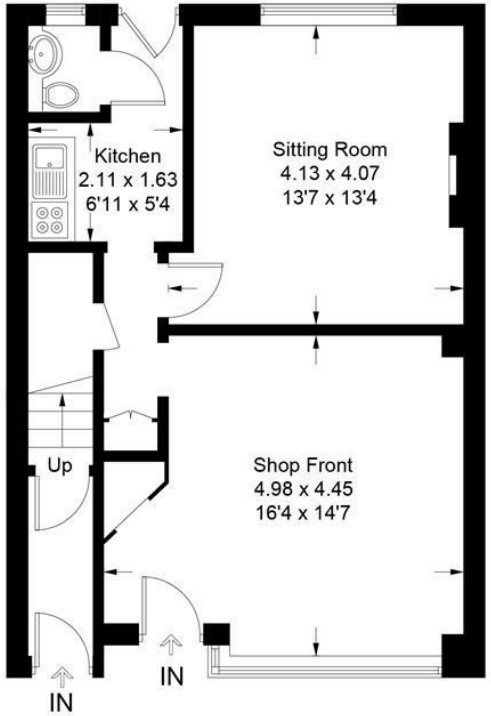
Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

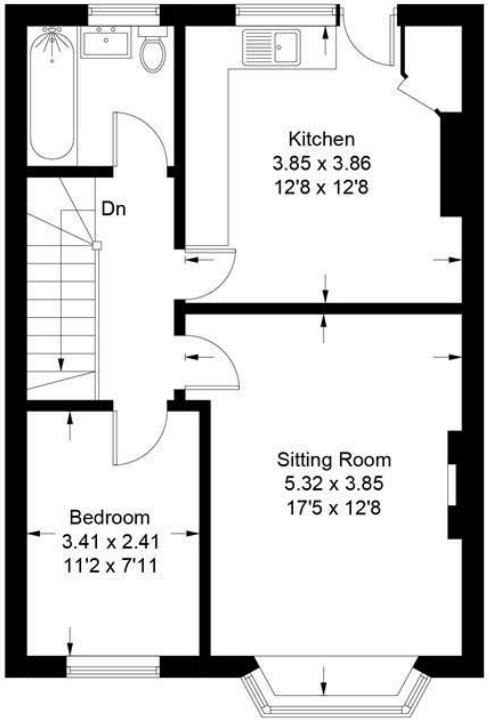
Approximate Gross Internal Area = 105.2 sq m / 1132 sq ft
Store = 1.5 sq m / 16 sq ft
Total = 106.7 sq m / 1148 sq ft



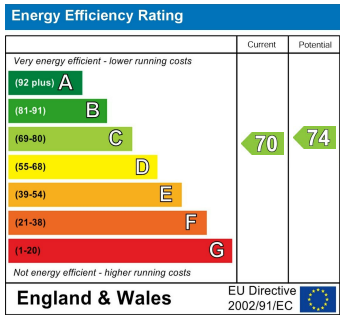
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1222798)

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