



Ground Floor Class E Premises with 2-Bedroom Maisonette above
Freehold For Sale **Offers Sought in Excess of £425,000**

Location

The property is located on the southern side of Woodmansterne Street, opposite Woodmansterne Park Recreation Ground, and close to the junction with Chipstead Way.

Property Description

The premises comprise a two-storey end-of-terrace building of brick construction with part pebbledash elevations, beneath a pitched tiled roof, with commercial to the ground floor and residential upper parts. The premises form part of a parade of similar premises.

Accommodation

The properties comprise the following approximate floor areas:

| GROUND FLOOR | SQ FT | SQ M |
|-------------------------|------------|--------------|
| Front Trading Area | 315 | 29.28 |
| Rear Trading Area | 154 | 14.31 |
| Kitchen / Storage / WC | 243 | 22.53 |
| Total Floor Area | 712 | 66.12 |

| FIRST FLOOR | SQ FT | SQ M | Dimensions |
|-------------------------|------------|--------------|---------------|
| Hallway | 92 | 8.56 | 4.50 x 1.90 m |
| Landing | 39 | 3.60 | 1.00 x 3.60 m |
| Living Room | 225 | 20.93 | 4.59 x 4.56 m |
| Kitchen | 152 | 14.10 | 3.24 x 4.35 m |
| Bedroom 1 | 177 | 16.47 | 4.44 x 3.71 m |
| Bedroom 2 | 88 | 8.20 | 2.25 x 3.65 m |
| Bathroom | 56 | 5.25 | 2.68 x 1.95 m |
| Total Floor Area | 830 | 77.11 | |

All dimensions and measurements are approximate however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Key Features

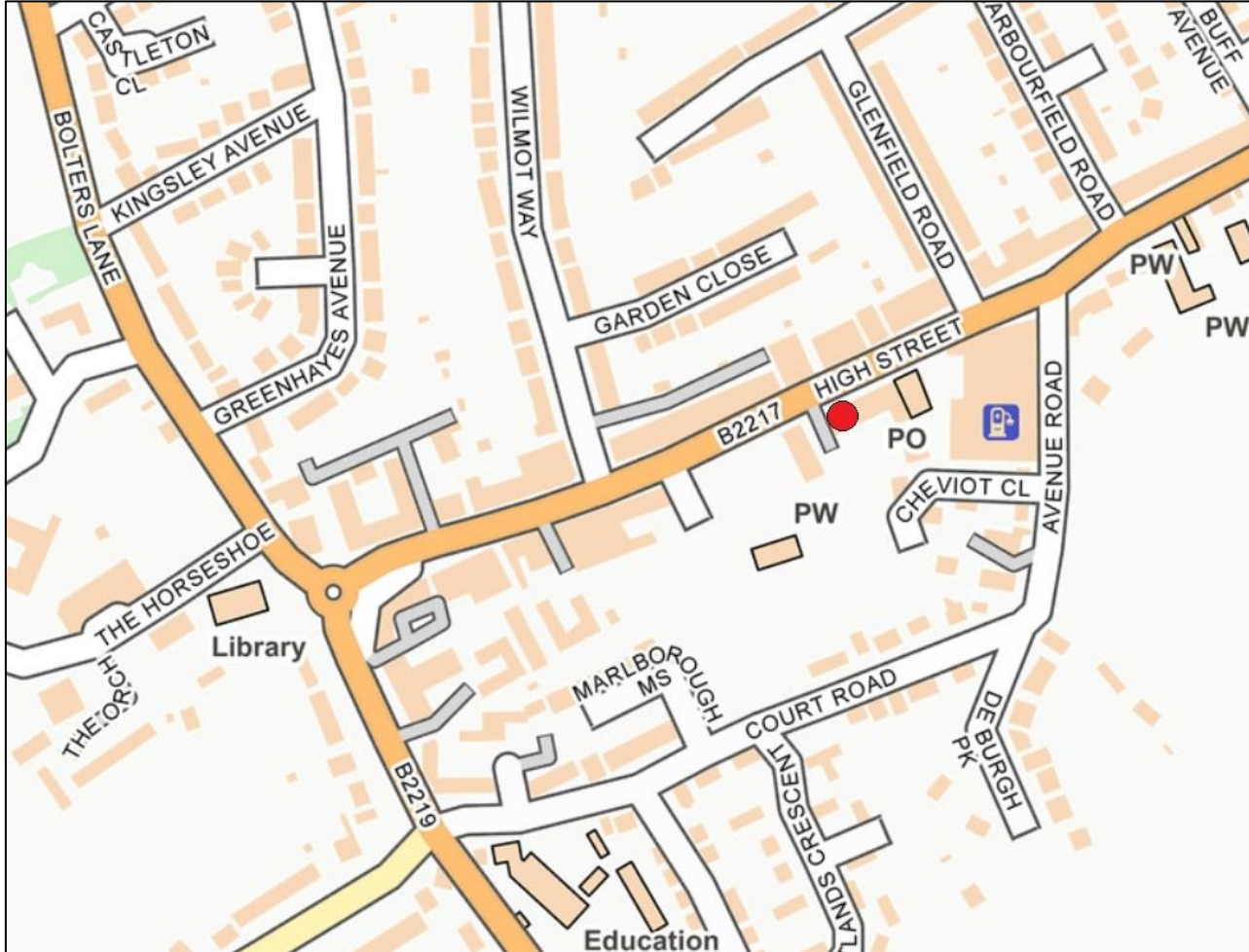
- Separate Rear Garden areas for both the ground and first floors
- Return frontage for the shop







Location Map



Planning

The ground floor property currently has Class E consent.

The new Class E includes retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with "any other services which it is appropriate to provide in a commercial, business or service locality".

Business Rates

The ground floor premises have a 2023 Rateable Value of £5,200.

Please note that any business rates payable may be subject to transitional relief.

EPC

The ground floor commercial element of the property has an EPC rating of B (50).

The residential flat has an EPC rating of E (47).

Tenure

We are advised that the premises will be sold Freehold with full vacant possession.

Price

Offers are sought in excess of £425,000 for the Freehold interest.

VAT

VAT will not be applicable in this transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of Identification will be required.

Virtual Tour

<https://www.youtube.com/embed/bfrgbMEDN4I>

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewings

Strictly by appointment through Sole Agents:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.