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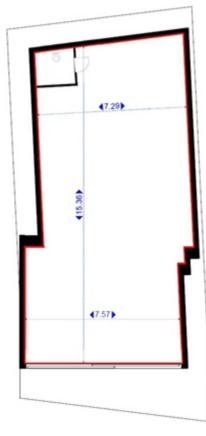


5 Rowan Road, Streatham, London SW16 5JF

Key Features

- Prominent roadside frontage
- Forecourt yard / parking

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.



Description

The property comprises a detached single-storey industrial building of steel portal frame construction beneath a flat roof, and benefits from forecourt yard/parking.

Location

The property is prominently situated on the western side of Rowan Road (B272) which connects with the A23 to the north which links Central London to the M25 (Junction 7) and the A236 Croydon Road to the south.

The site is located within the London Borough of Merton approximately 5km (3 miles) north of Croydon, and 6.5 miles south of Central London. Streatham Common railway station lies within 1km.

Accommodation

The premises have the following approximate floor areas.

| Area | Sq Ft | Sq M |
|---------------------------------|-------------|-------------|
| Internal Area | 1,250 | 116.12 |
| Total Gross Internal Floor Area | 1,250 Sq Ft | 116.12 Sq M |

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

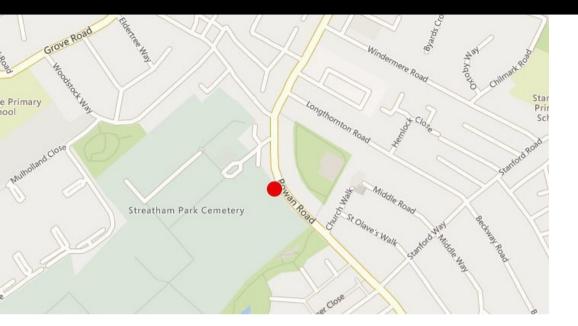
Schedule of Equipment

Please see attached a list of installed equipment included with the property.

Virtual Tour - Click here

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Terms

The premises are available Freehold for sale with full vacant possession.

Price

Offers are sought for the Freehold interest in Excess of £550,000.

Rates

According to the Government website the property has a 2023 Rateable Value of $\pm 8,500$.

NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

EPC

The property has a current rating of E (123).

Planning

The unit currently benefits from Class E (Tyre Retailing and Fitting) planning consent, with ancillary MOT Testing Station (Class 4).

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:

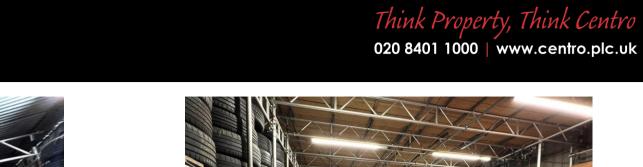


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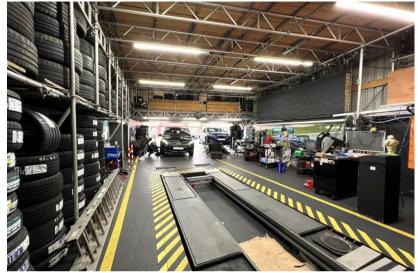


Centro Commercial Limited believe these particulars are correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and formal contract.











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