

\*Of Interest to Owner Occupiers and Developers\*

## Freehold for Sale

### Ground Floor Offices

with potential for Residential Conversion  
(subject to planning)

Offers in Excess of £425,000

56-58 Angel Hill, Sutton, Surrey SM1 3EW



**Proposition:** We are instructed to sell the Freehold interest of 56-58 Angel Hill comprising two ground floor offices with ancillary office/storage and yard, which may be of interest to either Owner occupiers or Investors/Developers for change of use (subject to planning). The flats above 56 and 58 Angel Hill have been sold off on long Leases.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be 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 to formal contract.

**Location:** The property is located on the eastern side of Angel Hill between the junctions of Waverley Way and Aultone Way.

Sutton is a densely populated residential area and a thriving retail and commercial centre, situated approximately 12 miles south-west of central London, 5 miles west of Croydon, 10 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Sutton mainline BR station provides fast regular services to both Victoria (26 minutes) and London Bridge (33 minutes).

**Description:** The two-storey terraced building is of traditional brick construction beneath a pitched roof, with offices on the ground floor, and residential upper parts. To the rear of the property is a detached single-storey office building.

**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.

**Accommodation:** The premises have the following approximate floor areas:

**56-56A Angel Hill**

Ground Floor Office	43.56 sq m	468 sq ft
First Floor Flat (sold off on a long Lease)		

**58-58A Angel Hill**

Ground Floor Office	51.49 sq m	554 sq ft
First Floor Flat (sold off on a long Lease)		

**Rear of 56-58 Angel Hill**

Ground Floor Ancillary Office/Storage	58.28 sq m	627 sq ft
Covered Yard	18.34 sq m	197 sq ft
Yard Area	37.34 sq m	402 sq ft

There is a rear vehicular service road accessed from Aultone Way.

The flat at 56A Angel Hill has been sold off on a long Lease for a term of 125 years from 01/11/2001, with a peppercorn ground rent.

The flat at 58A Angel Hill has been sold off on a long Lease for a term of 224 years from 19/12/1980, with a peppercorn ground rent.

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

**Terms:** The premises are available Freehold with full vacant possession of the ground floor elements of the property.

**VAT:** The property has not been elected for VAT.

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

**Rates:** To be re-assessed.

NB: Please note that the rates actually payable may be subject to transitional relief. For a more accurate assessment of rates payable for the current year, please contact the Local Authority.

**EPC:** EPCs are available upon request.

**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing: Strictly by appointment through Sole Agents**

Centro Commercial Limited  
020 8401 1000

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