

Hooper

NAYLOR FRIEND

**UPON THE INSTRUCTIONS OF**  
**NOTTING HILL HOUSING**

**VIRTUAL FREEHOLD**  
**CONVERSION OPPORTUNITY**  
**FOR SALE**

PROVIDING A STRIPPED OUT SHELL WITH PLANNING TO CONVERT AND EXTEND TO CREATE 18 RESIDENTIAL UNITS TOGETHER WITH GROUND RENT INCOME FROM 8 EXISTING FLATS IN THE HEART OF MITCHAM TOWN CENTRE

**STANDOR HOUSE, LONDON**  
**ROAD/RALEIGH GARDENS, MITCHAM,**  
**SURREY CR4 3NB**

**LOCATION**

The property is situated with the ground floor entrance to Raleigh Gardens and accommodation arranged over first, second and third floor levels together with underground car parking within a larger building. London Road and Raleigh Gardens are part of a central thoroughfare in Mitcham and the property has good access to surrounding facilities including nearby banks, local shopping and leisure facilities. Mitcham Junction provides Tramlink access to central Croydon and Wimbledon and there are numerous bus routes in the vicinity which service the wider area. The open spaces of Mitcham Common are within walking distance.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a former office building now stripped out in preparation for redevelopment. The property has solid floors, very good natural light from double glazed windows front and back and now awaits completion of the consented development. The property has a secure underground car park which provides parking for approximately 18 vehicles.

## **ACCOMMODATION**

**Ground floor entrance hall**

**Open plan accommodation over first, second and third floors totalling approximately 10,000 ft<sup>2</sup>**

**Underground car parking for approximately 18 cars**

**Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.**

## **TENURE**

The property is offered by way of sale of an extremely long lease for a term of 999 years from 18 October 2007 at a peppercorn ground rent.

## **USE/PLANNING**

The property formerly operated as an office building and technically retains B1 (Office) use. Alternative uses may be considered suitable and the property now benefits from planning consent on appeal for the conversion and part extension of the existing unit to provide 10 No. 2 bedroomed flats and 8 No. 1 bedroomed flats, largely within the existing curtailage of the building but with an additional fourth floor to be created. A copy of the Planning Inspector's decision is available on request together with plans.

## **UNILATERAL UNDERTAKING**

Planning consent is subject to a unilateral undertaking in respect of contributions to education, open space and sustainable transport. A copy of the unilateral undertaking is available on request.

## **PRICE**

Offers in excess of **£750,000 (seven hundred and fifty thousand pounds)** are sought for our client's virtual freehold interest.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.