Hooper

NAYLOR FRIEND

# UPON THE INSTRUCTIONS OF NOTTING HILL HOUSING

# 10,000 ft$^2$ APPROX VIRTUAL FREEHOLD BUILDING FOR SALE

PROVIDING NOW STRIPPED OUT FORMER OFFICES TOGETHER WITH UNDERGROUND CAR PARKING FOR UP TO 18 CARS AND CONSIDERED SUITABLE FOR A VARIETY OF ALTERNATE USES, SUBJECT TO PLANNING

# 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 arranged over first, second and third floors with an underground car park and ground floor entranceway. The property has excellent natural light with windows front, back and side, all of which have been replaced in recent years to double glazed uPVC units. The property has solid floors and has been stripped out in preparation for redevelopment/ refurbishment.

## ACCOMMODATION

**Ground floor entrance hall**
**Open plan accommodation over first, second and third floors totalling approximately 10,000 $ft^2$**
**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 a virtual freehold interest for a lease term of 999 years from October 2007 at a peppercorn ground rent.

## USE/PLANNING

The property was formerly an office building falling within Class B1 (Office) of the current Use Classes Order. The property subsequently received planning consent on appeal for conversion and the addition of a small fourth floor to provide in total 18 flats comprising 10 x 2 bedroom units and 8 x 1 bedroom units. The property is considered suitable for a wide variety of alternative uses subject to any necessary consents.

## PRICE

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

## PLANS

Copy plans are available upon request.

## 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.