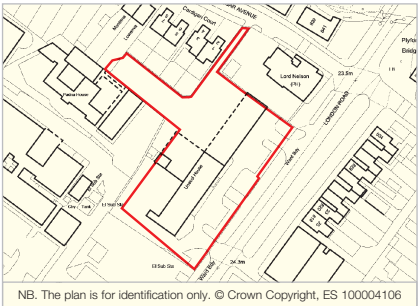


**Cheam**  
**Unecol House,**  
**819 London Road,**  
**Surrey**  
**SM3 9BN**

- **A Freehold Detached Office Building extending (NIA) to approximately 3,438.1 sq m (37,008 sq ft)**
- Site Area approximately 0.406 Hectares (1.003 Acres)
- Permitted Development Rights for Change of Use and Conversion of the Existing Building to create 51 Flats (41 x One Bedroom and 10 x Two Bedroom Flats)
- The Property may afford Potential for the Construction of Additional Floors to the Roof or Redevelopment of the Entire Site, subject to obtaining all necessary consents

**Vacant Possession**



**To View**  
Please email [richard.adamson@allsop.co.uk](mailto:richard.adamson@allsop.co.uk) with the heading 'Viewing request – Lot 70a'

**Seller's Solicitor**  
Banks Kelly Solicitors (Ref: D. Carroll).  
Tel: 0207 651 0274.  
Email: [dean.carroll@bankskelly.co.uk](mailto:dean.carroll@bankskelly.co.uk)

**VACANT – Freehold Building with Permitted Development Rights**



**Tenure**  
Freehold.

**Location**  
The property is located on the north-west side of London Road (A24) to the south of its junction with Trafalgar Avenue. The A24 leads to the M25 (Junction 9) to the south and the A3 (Malden Way) is accessible to the east, providing access to Central London. Rail services run from Worcester Park Station approximately 1.5 miles to the west of the property, providing regular services to London Waterloo, with a journey time of less than 30 minutes. Local shops are available along London Road (A24) with a more extensive range of shops and other facilities being available from Cheam to the south and Sutton to the south-east. The open spaces of King George's Recreational Field and Hamilton Avenue Recreational Ground are also located nearby.

**Description**  
The property comprises a detached office building arranged over lower ground, ground and three upper floors beneath a flat roof. The property has prior approval under Permitted Development Rights for change of use and conversion of the existing building to create 51 flats (41 x one bedroom and 10 x two bedroom flats). The property currently benefits from 113 surface and undercroft parking spaces.

**Existing Accommodation**  
The property has not been internally inspected by Allsop. The following measurements (NIA) have been obtained from the VOA. A schedule of Accommodation is set out below.

Floor	Sq m	Sq ft
Basement	237.4 sq m	2,555 sq ft
Ground	716.8 sq m	7,716 sq ft
First	828.3 sq m	8,916 sq ft
Second	827.8 sq m	8,911 sq ft
Third	827.8 sq m	8,911 sq ft
<b>TOTAL</b>	<b>3,438.1 sq m</b>	<b>37,008 sq ft</b>

**The property occupies a site extending to approximately 0.406 Hectares (1.003 Acres)**

**Planning**  
Local Planning Authority: London Borough of Sutton.  
Tel: 0208 770 5000.  
The property has prior approval under Permitted Development Rights (Application Number A2014/69839) dated 10th July 2014 for 'change of use and conversion of the existing building to create 51 flats (41 x one bedroom and 10 x two bedroom flats) with associated parking'. The property may afford potential for the construction of additional floors to the roof or redevelopment of the entire site, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.





Undercroft Parking