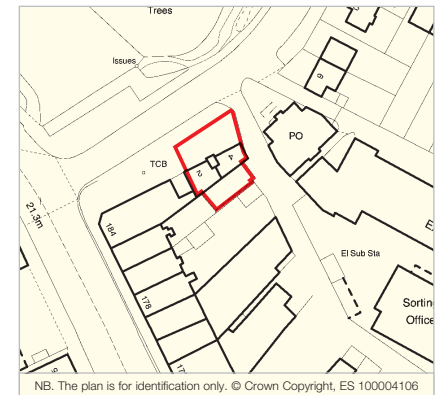


Worcester Park

Bank Chambers, 2-4 Green Lane, Surrey KT4 8AD

- **A Freehold Detached Building Internally Arranged to Provide a Retail Unit and Residential Upper Parts**
- Planning Application submitted for Second Floor Extension and Conversion of Existing Property to provide Five Self-Contained Flats. (Decision Pending)

Vacant Possession



To View

The property will be open for viewing every Tuesday before the Auction between 2.30 – 3.00 p.m and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Ronald Fletcher Baker (Ref: S. Lawrence).
Tel: 0207 467 5761.
Email: s.lawrence@rftblegal.co.uk

**VACANT –
Freehold Building with Planning**



Tenure

Freehold.

Location

The property is situated on the south side of Green Lane, opposite Worcester Park Cricket Club and to the east of its junction with Central Road (A2043). A wide range of local shops and amenities is available in Worcester Park, with the more extensive facilities of both Kingston-upon-Thames and Sutton also being within reach to the north-west and south-east respectively. Worcester Park Rail Station lies approximately 200 metres to the north and provides direct and regular services to both Clapham Junction and London Waterloo, with journey times of less than 20 minutes and 30 minutes respectively. The open spaces of both Sir Joseph Hood Memorial Recreation Ground and Manor Park are within walking distance and both the A3 and A24 are also close at hand.

Description

The property comprises a detached building arranged over ground and first floors beneath a flat roof. The property is internally arranged to provide a ground floor retail unit and residential upper parts.

Accommodation

A schedule of Accommodation is set out below.

Floor	Use	Accommodation
Ground	Retail Unit	Retail Unit with Storage, through to Kitchenette, WC/wash basin NIA 194.42 sq m (2,092 sq ft) (Source: VOA)
Ground	Residential	Two Rooms
First	Residential	Six Bedrooms, Kitchen through to Bathroom, Separate WC/wash basin, Further WC/wash basin

Planning

Local Planning Authority: Sutton Borough Council.
Tel: 0208 770 5000.

An application (dated 2nd February 2016) has been submitted for the 'erection of a second floor extension and conversion of property into five self-contained flats (1 x two bedroom and 4 x one bedroom), provision of cycle and refuse store and landscaping' (decision pending).

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.alltop.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.