



Carshalton

Land at Wrythe Lane Surrey SM5 2QU

- **Freehold Site Investment**
- Entirely let on a lease expiring 2022
- Well located approximately 500m from Carshalton Rail Station
- Site area of 0.014 hectares (0.034 acres)
- Current Rent Reserved
£7,000 pa

On the Instructions of
nationalgrid

Tenure

Freehold.

Location

Carshalton is situated some 9 miles south-west of central London and 3 miles west of Croydon. The area is well served by the A232 Croydon to Ewell Road, the A237 Coulsdon to Mitcham Road and the A217 Reigate to Wandsworth Road. The M25 (Junction 7) and M23 motorways are located 6 miles to the south.

The property is located in a mixed use area to the east of Plumpton Way, accessed from Wrythe Lane, approximately 0.5 miles north of Carshalton village and the A232. Carshalton rail station, which is served by Southern Rail and Thameslink, is approximately 500 metres from the site.

Description

The property comprises a broadly level, triangular site extending to approximately 0.014 hectares (0.034 acres) which is presently used for storage.

Tenancy

The entire property is at present let to LEE KELVIN SMITH for a term of 5 years from 23rd October 2017 at a current rent of £7,000 per annum. The lease contains full repairing and insuring covenants.

The Vendor holds a £3,500 + VAT rent deposit.

N.B The lease has been excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

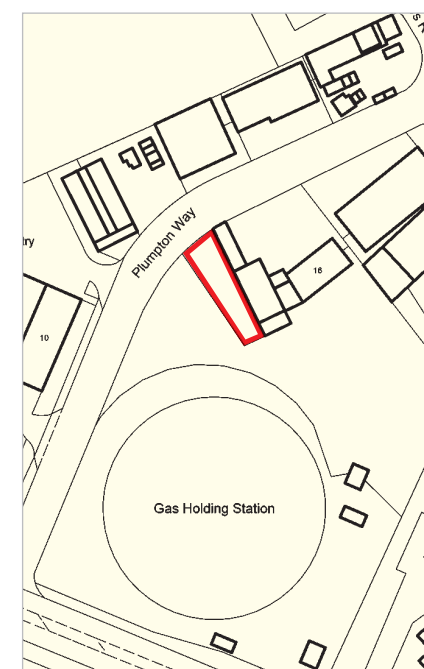
An EPC is not required.

Buyer's Fee

Please note the successful buyer will be required to pay to the Auctioneers a buyer's fee of £1,200 (inclusive of VAT) upon exchange of sale memoranda.

Registered Bidding

Any party wishing to bid must complete and return the National Grid Bidders Registration Form by no later than close of business on Monday 28th January 2019. The form is available from www.allsop.co.uk, is included in the hard copy catalogue or upon request from will.clough@allsop.co.uk



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Danielle Mahal, Shakespeare Martineau. Tel: 0121 631 5414 e-mail: danielle.mahal@shma.co.uk

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