



110-112 Woodcote Road Wallington SM6 0LY

Substantial two storey freehold
bank premises for sale with potential



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110-112 Woodcote Road, Wallington, Surrey, SM6 0LY

Offers in excess of £1.1 million pounds - freehold

LOCATION: - The property is situated fronting Woodcote Road in the centre of Wallington in Surrey and positioned amongst a range of multiples. The property is directly opposite Boots pharmacy and the entrance to The Square shopping centre. Other nearby multiples include Post Office, W H Smith, Costa, Greggs, Iceland, Tesco Express, Specsavers, Nationwide Building Society, Santander and Clinton Cards. There is a pedestrian crossing nearby and a large public car park to the rear of the property with a pedestrian access adjoining the property. Woodcote Road is a busy thoroughfare and bus route, and the property is set behind a deep pavement. The property is within easy striking distance of Wallington station and the surrounding catchment is a reasonably densely populated and relatively affluent environment.

DESCRIPTION: - The property comprises a two storey end terraced building occupied by Barclays Bank but due to be vacant on 28 July 2023. The property has an attractive façade and return frontage, rear fire exit, small yard area with vehicular access and is arranged internally as a banking hall with ancillary ground floor accommodation and first floor offices. The property has excellent natural light, solid floors at ground floor, air conditioning (not tested) and WC facilities at ground and first floor.

ACCOMMODATION:

Gross frontage	12m
Return frontage	10.5m
Internal width	11.82m
Shop depth	10.27m
Ground floor floor area	133.96m ² (1442ft ²) approx.
Ground floor offices	62.48m ² (672ft ²) approx.
Ground floor storage	53.16m ² (572ft ²) approx.
First floor offices	99.68m ² (1070ft ²) approx.

WCs at ground and first floors

Externally

Small rear yard with vehicular access via a service road.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and has most recently been used as a banking hall. The property is considered to have development potential to exploit the upper floor and possibly the air space, subject to any necessary consents. The property is considered suitable for a variety of occupiers including retail, offices, medical and quasi medical and other potential uses.

TENURE: - The property is to be offered freehold and with vacant possession after 28 July 2023.

REPRICE: - Offers in excess of £1.1m are sought for our client's freehold interest with vacant possession.

BUSINESS RATES: - The property has a ratable value of £57,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - 44 within band B.

VAT: - We are advised by the vendors that no VAT is payable.

VIEWINGS: - Viewings by prior arrangement with joint sole agents – please contact:

Peter Friend of HNF Property on 0208 681 2000 email psf@hnfproperty.com

Alex Lewis of Union Street Partners on 020 3328 5375 email alexl@usp.london

Alex Jackson of Union Street Partners on 0203 757 7777 email alexj@usp.london

Philip Martin of Union Street Partners On 0203 328 5372 email philip@usp.london

020 8769 0161

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Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are given 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 HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

14th April 2023



specialist advice on all property matters



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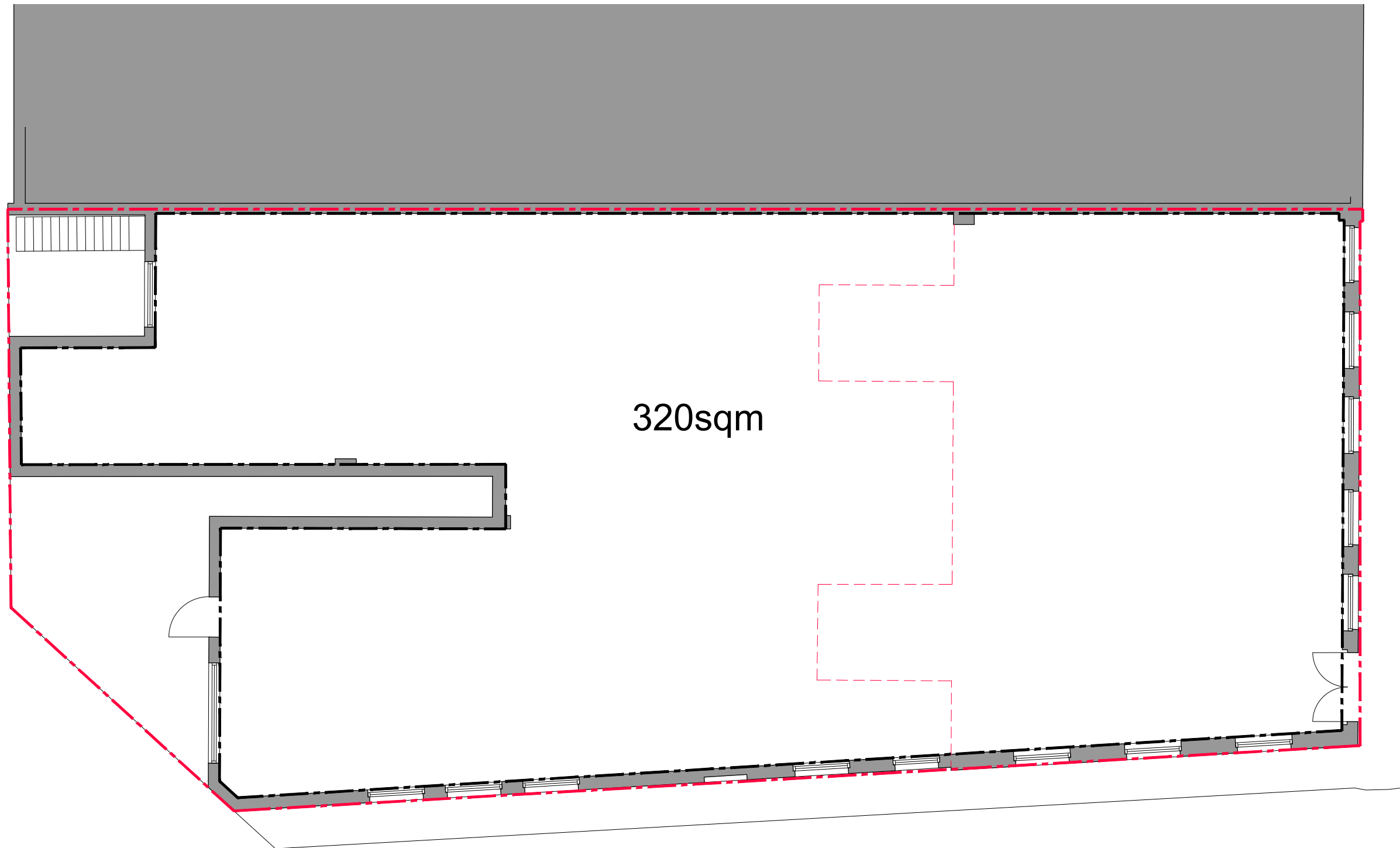
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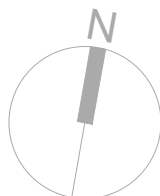
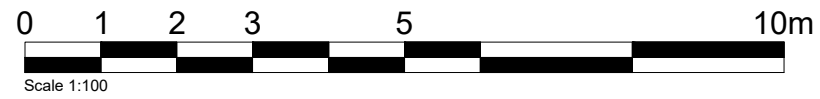
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NOTES
 -Do not scale from this drawing, except for planning purposes
 -Check all dimensions on site.
 -Subject to survey.
 -Subject to site inspection.
 -Site boundary lines are indicative only.



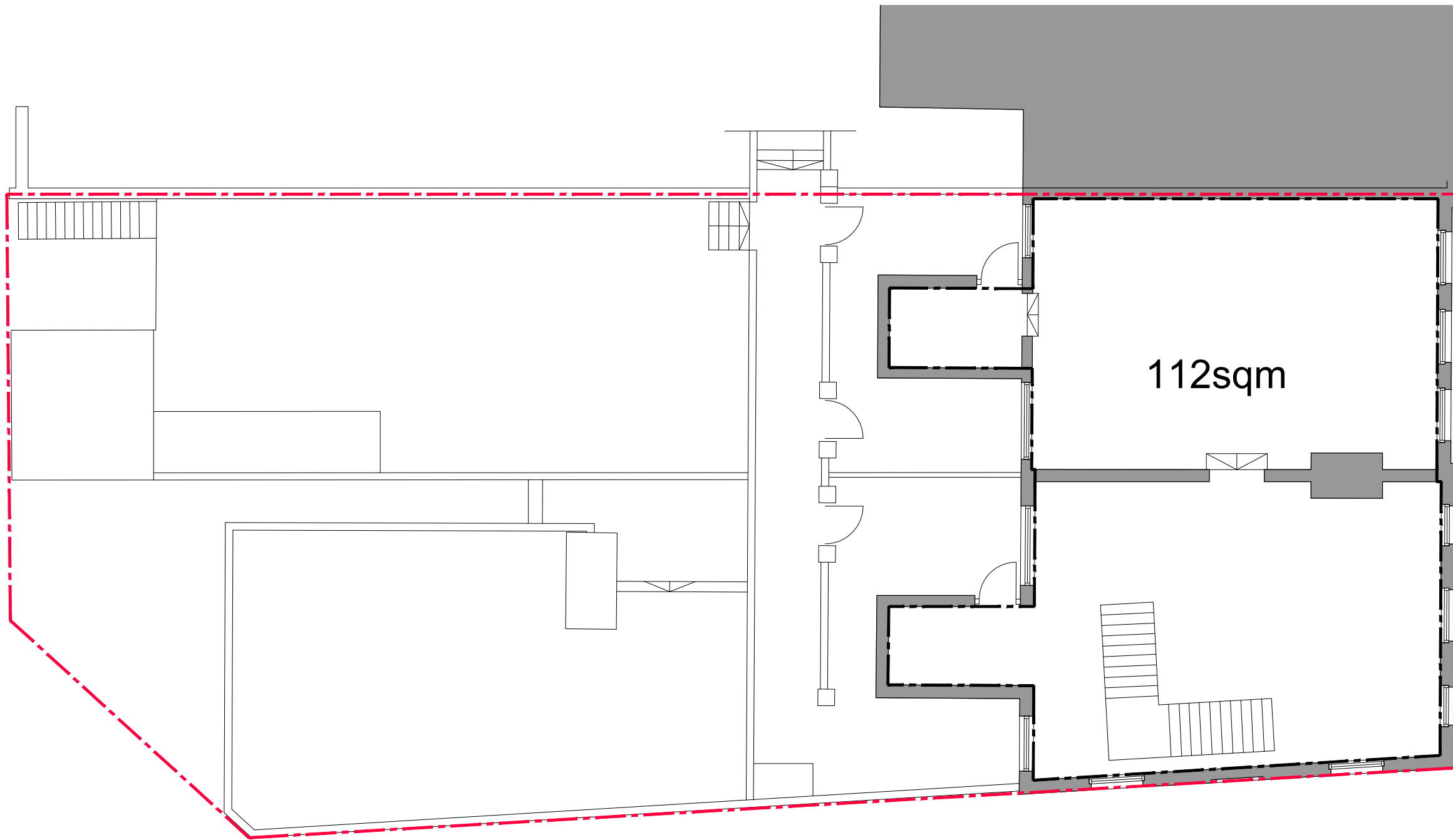
320sqm

GROUND FLOOR PLAN

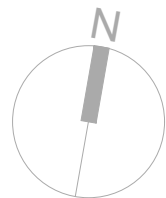
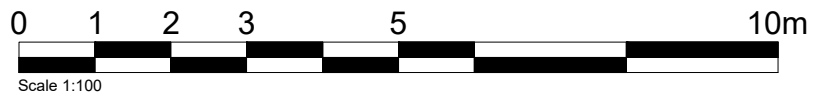


Rev	Date	By	Description
Revision Schedule			
project			
112 Woodcote Road Wallington SM6 0LY			
title			
Existing Plans			
drawing status			
Feasibility			
contract no.	scale		
---	As indicated @ A3		
client ref.	date		
---	May 19		
drawn by	checked by		
MJ	SHC		
project no.	drawing number	revision	
P19-070	101	P01	

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FIRST FLOOR PLAN



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Revision Schedule			

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		revision	P01



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