



**FREEHOLD FOR SALE**

**HS HUGGINS STUART  
EDWARDS**

**5-6 Chalice Close, Wallington, SM6 9RU  
O.I.R.O £475,000 FREEHOLD**

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## FOR SALE

Approx 2,360 sqft (219.26 sqm)

### DESCRIPTION

Rare opportunity to acquire a part occupied commercial investment in Wallington.

The property is comprised of two self-contained commercial premises forming part of a larger building. The ground floor unit is currently occupied and being used as a dental laboratory. The first-floor offices are offered with vacant possession and provide well-presented modern space. The property benefits from air-conditioning, LED Lighting, ample natural light, double glazed windows, laminate flooring, electric heating, male and female WCs and 2 allocated parking spaces.

Ground Floor	1,012 sqft	94.02 sqm
1 <sup>st</sup> Floor Offices	1,348 sqft	125.24 sqm
<b>TOTAL</b>	<b>2,360 sqft</b>	<b>219.26 sqm</b>

### PRICE & TENURE

O.I.R.O £475,000 Freehold

### LEASE

Ground Floor: Let to Associated Laboratories Limited on a 3 year lease from 17<sup>th</sup> April 2023 providing an annual rent of £16,000 per annum exclusive. Lease is drafted outside the Landlord & Tenant Act 1954 Part II with a tenant break in year 2.

### LOCATION

Chalice Close is situated just off Lavender Vale close to the junction with Stafford Road. The property is situated

amongst a number of other commercial occupiers providing a variety of services and is well located for the amenities available on Stafford Road. There is ample unrestricted parking available in the nearby residential roads. The nearest train station is Wallington which is less than 15 minutes walk away providing regular services to London Terminals (35 minutes)

### RATES

Rateable value: GF: £10,000. 1F: £13,500.

Rates payable at 49.9p in the £ (2024/25).

### EPC

Ground Floor: D-88. 1<sup>st</sup> Floor : E-122

### VIRTUAL TOUR LINK (1<sup>st</sup> Floor):

<https://tour.giraffe360.com/eee87ef7882d4666990e32f111efe867/>

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office

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DATE : June 2024 FOLIO NUMBER: 30196

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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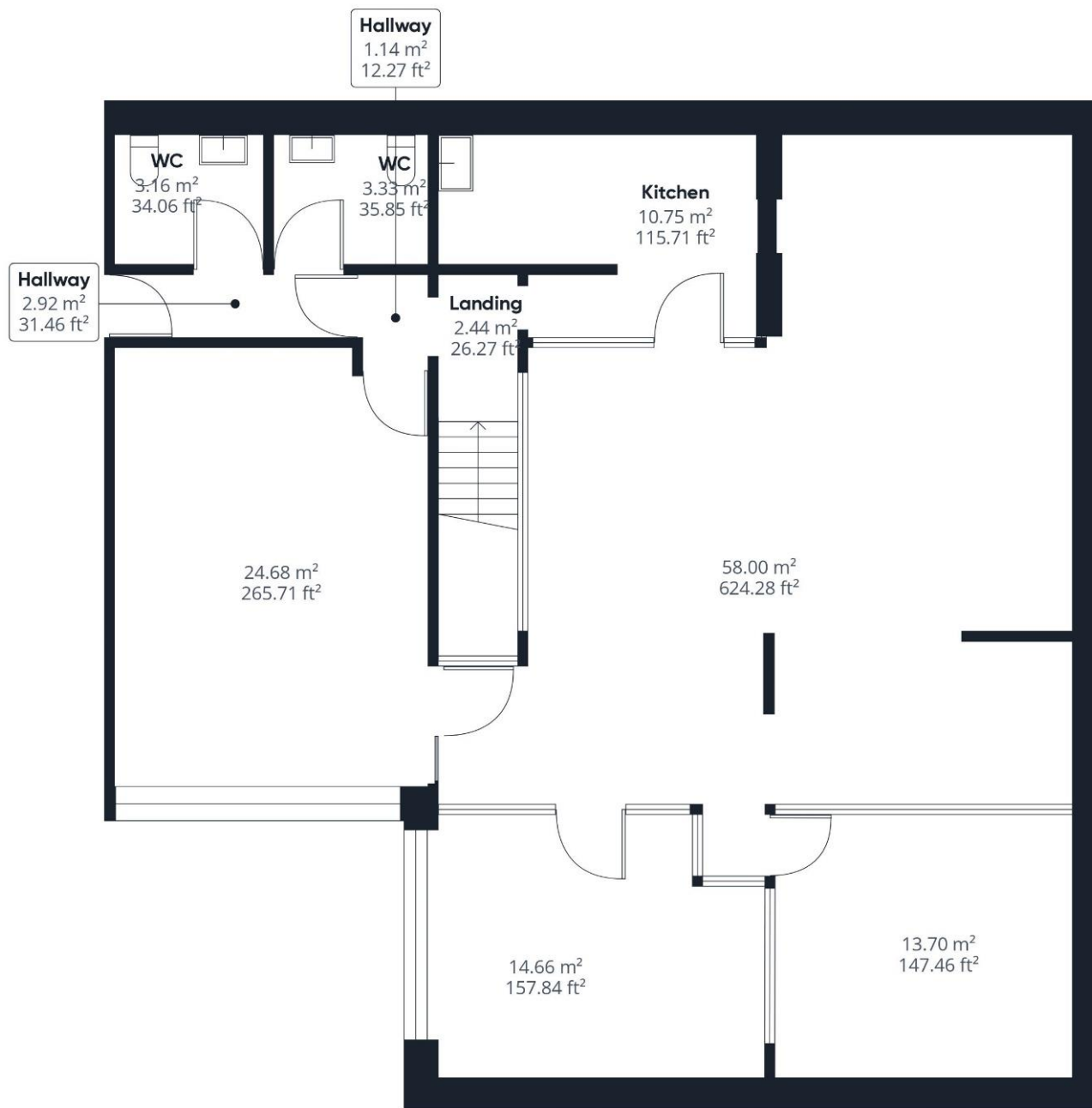
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**www.hsedwards.co.uk**







Floor 1

Approximate total area<sup>m</sup>

134.79 m<sup>2</sup>

1450.91 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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