



FREEHOLD FOR SALE

HS HUGGINS STUART EDWARDS

**77 BANSTED ROAD CARSHALTON BEECHES SM5 3NP
£525,000 FREEHOLD**

77 Banstead Road, Carshalton Beeches,
SM5 3NP

FOR SALE

Approx 1,450 sqft (134.7 sqm)

DESCRIPTION

Freehold opportunity in a popular local parade. The property comprises a ground floor commercial unit and a 2 bedroom maisonette plus 3 onsite parking spaces. The ground floor is let on a 10 year lease from 2016 producing a rental income of £17,500 per annum exclusive. The maisonette is occupied under an AST producing £1,200 per calendar month.

Ground Floor	725 sqft (NIA)	67.35 sqm
Maisonette	725 sqft (GIA)	67.35 sqm
TOTAL	1,450 sqft	134.7 sqm

PRICE

£525,000 subject to contract only.

TENURE

Freehold.

LEASE (Ground Floor Commercial)

FRI lease for a term of 10 years from 4th September 2016 at a rental of £17,500 per annum exclusive. Upward only rent review and tenant only break option at the expiry of the 7th year.

LOCATION

The property is located in a prominent position on the East side of Banstead Road close to the junction with Waverley

Way. The parade offers a variety of amenities including a pharmacy, a butchers, Cafes, restaurants, and a Co-operative. Carshalton Beeches rail station is approximately 5 minutes' walk away providing regular services to London Victoria, Sutton and Epsom. The M25 Junction 8 (Reigate) is approximately 20 minutes' drive away.

EPC

77 Banstead Road: C 69

77a Banstead Road: D 55

BUSINESS RATES & COUNCIL TAX

Rateable Value: £11,250. Business rates payable at 49.9p in the £ (2021/2022)

Council Tax Band: C

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE

September 2021

FOLIO NUMBER

30072

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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