

# PREMISES TO LET

236 WRYTHE LANE  
CARSHALTON  
SM5 1TX



## DESCRIPTION

The premises is a depot comprising a yard and buildings accessed via a 3 metres wide access running between 234 and 238 Wrythe Lane, Carshalton. The depot comprises a main building which is subdivided into offices and stores, a further garage building and a surfaced yard area.

The main building is single storey brick built front with a pitched and slated roof covering with timber trusses. The mower shed is timber framed and clad with a pitched and felt covered roof.

## LOCATION

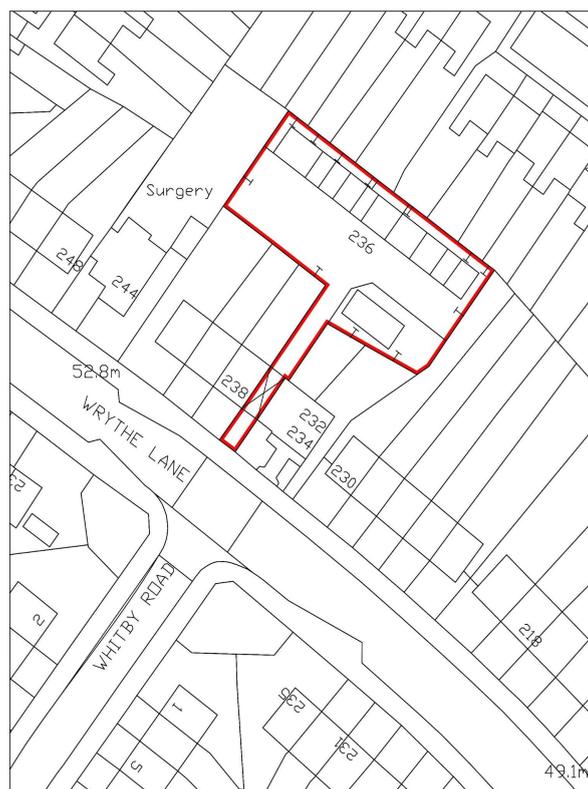
The property is located on the north side of Wrythe Lane in Carshalton (B278) and was previously used as a landscaping maintenance depot. The property is close to St.Helier Hospital, David Weir Leisure Centre, Tweeddale Primary School and Rosehill Roundabout.

## ACCOMMODATION

The premises have the following approximate dimensions:

Yard Area	455.23 m <sup>2</sup>	4,900 ft <sup>2</sup>
Main Building	147.16 m <sup>2</sup>	1,584 ft <sup>2</sup>
Mower Shed	39.76 m <sup>2</sup>	428 ft <sup>2</sup>
<b>Total GIA</b>	<b>186.92 m<sup>2</sup></b>	<b>2,012 ft<sup>2</sup></b>

The above dimensions are approximate and based upon the principles in accordance with the RICS International Property Measurement Standards.



## **TERMS**

The property is available on a new Full Repairing and Insuring Lease for a term and rent review period to be agreed. The lease would be excluded from the security provisions of the Landlord and Tenant Act 1954 (as amended). Rent free incentives will be offered to facilitate renovation.

## **RENTAL**

Rental offers for suitable uses are invited for the Council to consider.

## **BUSINESS RATES**

The premises Rateable Value of £14,250 in the 01 April 2017 Rating List. Any further enquiries should be made to the London Borough of Sutton's Business Rates Department on 0208-409-7100 or by email on [businessrates@sutton.gov.uk](mailto:businessrates@sutton.gov.uk).

## **PLANNING**

The property has previously been used as a landscaping maintenance depot. For further enquiries relating to Planning please contact the London Borough of Sutton Planning Department on 0208-770-5000 or by email on [developmentmanagement@sutton.gov.uk](mailto:developmentmanagement@sutton.gov.uk).

## **USE**

The Council will consider a variety of uses suitable for the premises subject to planning above.

## **COSTS**

Each party is to be responsible for their own costs.

## **EPC**

The EPC rating for this property is E (116)

## **VIEWING**

Strictly by appointment with The London Borough of Sutton as below.

## **CONTACT:**

For further information please contact Mr Isreal Olopade, Asset Management, London Borough of Sutton, Civic Offices, St Nicholas Way, Sutton, SM1 1EA. Email: [isreal.olopade@sutton.gov.uk](mailto:isreal.olopade@sutton.gov.uk) or email [asset.management@sutton.gov.uk](mailto:asset.management@sutton.gov.uk)

### **Conditions Governing these Particulars**

1. These particulars do not constitute any part of an offer or contract and are supplied entirely without prejudice. The Council does not accept any responsibility as to the accuracy thereof or otherwise.
2. All prospective tenants must satisfy themselves as to the suitability of the property for the intended use.
3. The Council does not make or give any person in the employment of the Council any authority to make any representation or warranty in relation to the premises or information supplied thereof.
4. Agents should look to their clients for remuneration.
5. The Council does not bind itself to accept any offer submitted.
6. It should be noted that it is a criminal offence punishable by imprisonment to give or offer any gift or consideration whatsoever as an inducement or reward to any officer of the Council and any such action will preclude the offerer from subsequent offer applications.
7. The information given in these particulars is subject to contract.
8. The description of the property shall not be taken as a representation or implication that the property is suitable for this or any other purpose.
9. Dimensions given have been measured in accordance with the RICS International Property Measurements Standards, however no warranty is given as to the accuracy of the areas quoted and purchasers should satisfy themselves with measurements on site.

### **MISREPRESENTATION ACT**

These particulars are believed to be correct but their accuracy is not guaranteed and they are intended only as a guide and do not obviate the need to make appropriate searches, enquiries and inspections. They form no part of any contract or offer and are given without responsibility on the part of the Council or its Officers. The terms are subject to contract.