

PREMISES TO LET



**FORMER BOWLS PAVILION
SUTTON COMMON PARK
SUTTON COMMON ROAD
SURREY
SM3 9NX**



DESCRIPTION

The property is a modern sports pavilion with a large frontage to the green, built in 2012. It is a single storey brick construction under a pitched and slated roof covering comprising an entrance hall, changing rooms, official's room, boiler room, large meeting room, male, female and disabled toilets. Features include electric shutter doors, double glazed casement windows, efficient modern heating system, kitchenette facility and disabled access.

LOCATION

The park is situated just north of Sutton Common Road behind a row of houses and is boarded by Rutland Drive to the north, Morden Way to the east and a number of roads to the west, which all provide access to the park. The property is positioned in the south east part of the park with access off Sutton Common Road (B279), which is an adopted road, leading to a separate nearby car park area located in the park. The extent of the property is shown coloured red on the attached plan.

AREA

117.29 m²/ 1,262.50 ft² gross internal area. The above dimensions are approximate based upon the principles with the RICS International Property Measurement Standards.

PLANNING

Planning consent was granted on 28 May 2012 under planning reference A2012/65749 for "the erection of a single storey pavilion building for use as changing accommodation and meeting room". Other uses may be considered, subject to planning permission.

USE

The Council will consider a variety of uses suitable for the premises but most especially as a nursery school, subject to planning above.

LOCATION

The property is situated off Sutton Common Road and is conveniently located between Morden and Sutton town centres. Please see the attached plan overleaf showing the Pavilion edged red.

TERMS

The premises will be available on a full repairing and insuring lease for a term to be agreed 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.

RENT

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

COSTS

Each party will be responsible for their own costs.

EPC

The EPC rating for this property is B .

VIEWING

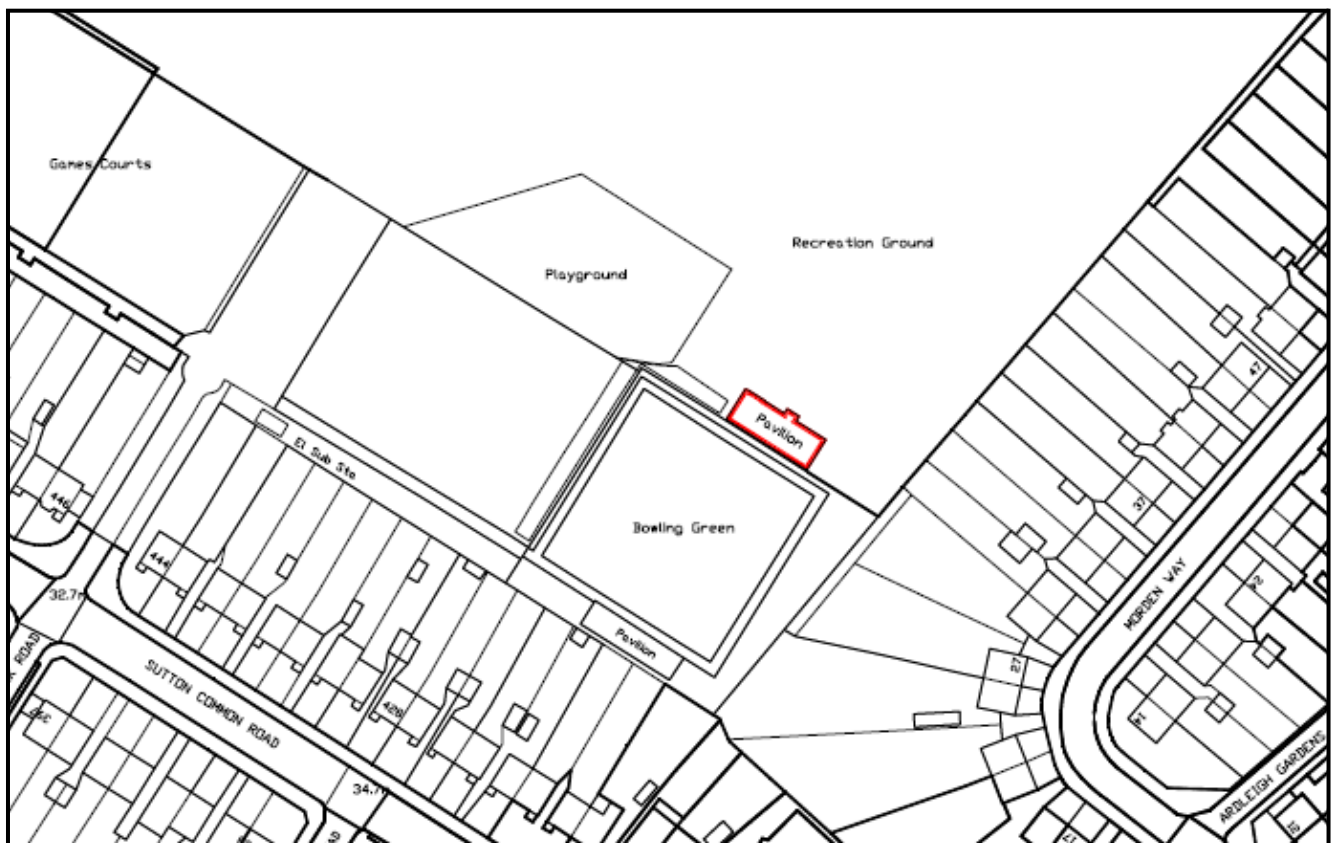
Strictly by appointment with The London Borough of Sutton as below.

CONTACTS

For further information and to arrange a viewing please contact Mr Christian Maduekwe, Asset Management, London Borough of Sutton, Civic Offices, St Nicholas Way, Sutton, SM1 1EA. Email: christian.maduekwe@sutton.gov.uk or email asset.management@sutton.gov.uk or Mobile: 07950 960654

OFFER

All offers must be made by in writing to Asset Management, London Borough of Sutton, Civic Offices, St Nicholas Way, Sutton SM1 1EA or by email to either christian.maduekwe@sutton.gov.uk or 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 site 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 making subsequent offer applications.
7. The information given in these particulars is subject to contract.

These particulars are set out as a general outline only for the guidance of intended lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, areas and necessary permissions for use and occupation and other details 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. No responsibility is taken for any inaccuracy or expenses incurred in viewing the premises. The terms are subject to contract.