

PROPERTY TO LET

Gaynesford Lodge Day Centre
Blake Close, Carshalton
SM5 1LJ



Description

The property is a modern, approx. 1990, single-storey purpose built day centre for elderly persons. The property is still arranged as a day centre with a large meeting hall, large kitchen, toilets and wash rooms as well as a laundry room. It has a paved forecourt sufficient for 4 cars (double parked), plus space for a mini bus.

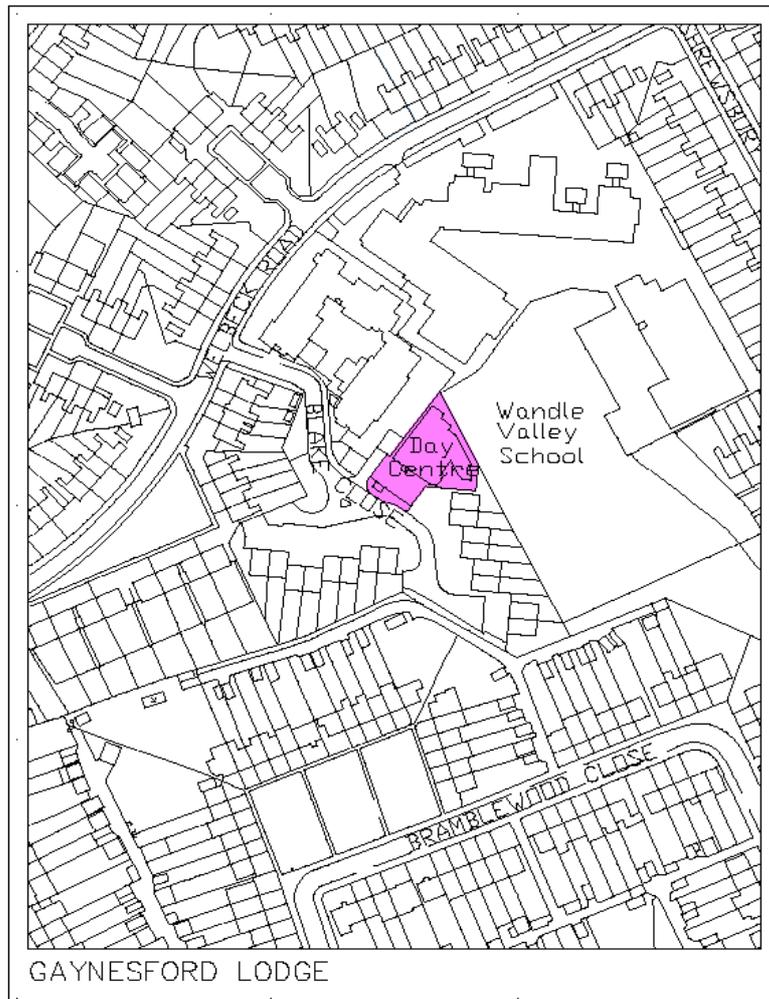
Areas

Site Area 805m²
GIA 367.79m²

Location

The property is situated on the Council's residential St Helier Estate. It adjoins elderly persons sheltered accommodation. It fronts Blake Close which is a small residential development built in 1990 at the same time as the property. Blake Close is an adopted road and there is on street parking available in the close, as well as 4 car spaces and a mini bus space at the property.

There are shops, health facilities, Library at the nearby Middleton Circle which is about ½ km away. Bus routes run along Green Wrythe Lane/Middleton Road.



An additional parcel of land may become available at a later date.

Terms

The premises will be available on full repairing and insuring lease excluded from the security of tenure provisions of part two of the Landlord and Tenant Act 1954 for a term to be agreed, but anticipated to be a minimum of 10 years.

Rental

Offers are invited for the Council to consider

Rates

For detail on current rates payable please refer to businessrates@sutton.gov.uk or on 0208 770 5000 between 9am and 5pm Monday to Friday.

Planning

Planning permission was granted in 1988 for use as a Day Centre for the elderly which is within the D1 user class. While there is no specific planning consent for the present use it is assumed that planning consent would be forthcoming. Other uses would be considered subject to receipt of planning consent.

Costs

Each party is to be responsible for their own costs in this transaction.

Rating Assessment

The premises does not have an entry in the rating list. Interested parties can call the Valuation Office Agency or write for further information.

Regulatory Certificates

The Energy Performance Certificate for the building has a rating of C, a copy of which is available on request.

Viewing

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

Contact

To arrange a viewing please contact Andrew Brady on 020 8770 6333.

Offers

Closing date for offers is 12pm Friday 16 August 2019.

All offers to be submitted either by email to Alysha.ludhra@sutton.gov.uk or in writing to Alysha Ludhra, Asset Management, London Borough of Sutton, 24 Denmark Road, Carshalton. SM5 2JG.

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 assignees/subtenants 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 offeror 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 Code of Measuring Practice, 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