



UNCONDITIONAL FREEHOLD OPPORTUNITY SM1

The site is currently comprised of light industrial buildings & offices which extend to approx. 6,750sqft.

- The site is **located** on a **roundabout** on **Collingwood Road in Sutton SM1**.
- The **site extends** to circa **6,750sqft**.
- **Two tenants** are on 1-year licenses **expiring February 2026**.
- **3-year lease** outside the act **expiring January 2026**.
- Total **existing rent** is **£62,500 per annum**.
- **All agreements** are **outside the act**.
- The site **benefits** from a **use class E/B2**.
- The units to the rear benefit from **planning permission** for a car spraying booth.
- **PTAL** rating of **4**.
- **Existing leases** **available** upon **request** along with freehold title plans.
- The vendor is **open to structures** although an unconditional bid is preferred.
- **GCS Properties** are inviting offers in excess of **£950,000** for the **freehold interest**.

PLANNING PERMISSION

There is no previous planning history on the property.

TRANSPORT

The site is within a 12-minute walk & 4-minute drive to West Sutton Station. The station is served by Thameslink.

ACCESS

Access can be arranged with a member of the GCS Properties team.

VAT

We have been advised that VAT is not applicable.

TENURE

Freehold.



TERMS

GCS Properties are inviting offers in excess of £950,000 for the freehold interest.

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