

**Wallington Court, Woodcote Road,
Wallington, Surrey SM6 0HG**

***Guide: £5,750,000**
In same ownership for over 25 years
8 week completion



**An Unbroken Residential / Commercial Block of
30 Self-Contained Flats (12 × 3 Bed, 17 × 2 Bed & 1 Studio),
a Ground Floor 7,184 sq ft Commercial Unit plus Kiosk,
18 Garages and 9 Parking Spaces
Plus Planning for an additional 13 Flats (7 × 2 Bed & 6 × 1 Bed)**

Currently producing £412,858 p.a. to include:
26 Flats let on ASTs, 2 Flats let on Regulated Tenancies & 2 Vacant Flats,
Ground Floor 7,184 sq ft Commercial Unit let as a Gym together with a Ground Floor Kiosk,
18 Garages (16 let & 2 vacant) and
9 Parking Spaces (all let)

**Freehold for Sale by Online Auction
at 12pm on Thursday 22nd February 2024 (unless sold prior)**

For details of the online auction process including Bidding Registration
visit www.barnettross.co.uk or contact the Auctioneers below:



SITUATION

Located at the junction with Woodcote Road and Stanley Park Road, diagonally opposite a **Sainsbury's/Argos Supermarket**, and at the southern end of the retail centre which houses **The Square Shopping Centre** along with such other multiple retailers as **Costa, Greggs, Iceland, Boots, Tesco Express** and many others.

The property is approx. 1/3 mile from Wallington Railway Station (services to London Victoria and Charing Cross) and 1 mile from Wilson's School which is currently ranked No. 1 in the top 100 secondary state schools in the UK (source: Sunday Times Parent Power Supplement).

The Surrey town of Wallington is an affluent and sought after residential area which lies midway between Sutton and Croydon and approx. 12 miles south-west of central London with access to the M25 (Junction 7) being approx. 8 miles to the south.

PROPERTY

A substantial detached corner block built around a central courtyard comprising:

- **A Ground Floor Commercial Unit (GIA Approx. 7,184 sq ft).**
- **A Ground Floor Kiosk.**
- **30 Self-Contained Flats (12 × 3 Bed, 17 × 2 Bed & 1 × Studio)** on ground, first and second floors, each with uPVC double glazing.
- **18 Garages (12 to the rear and 6 integral within the main building).**
- **9 Parking Spaces.**

The block has 5 street entrances, Flat 30 has its own separate entrance and there is a service road accessed from Stanley Park Road.

The entire Site Area is approx. 0.59 acres.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted on 29th March 2012 by the London Borough of Sutton for 'Erection of an additional floor within the roof space and extension at second floor level to provide six 1-bedroomed and seven 2-bedroomed self-contained flats and provision of associated refuse and cycle storage' Ref: D2011/64240/RPA.

According to the floorplans, the flats would comprise:

- 7 × 2 Bedrooms, Living Room, Kitchen, Bathroom/WC
- 5 × 1 Bedroom, Living Room, Kitchen, Bathroom/WC
- 1 × 1 Bedroom, Living Room, Kitchen, Shower/WC

The London Borough of Sutton issued a Section 192 Certificate of Lawful Use or Development on 19th February 2015, which determined lawful commencement of the development.

Planning Documents are available from the Auctioneers.

SUMMARY OF TENANCIES & ACCOMMODATION

(Full Tenancy Schedule available from Auctioneers)

Accommodation ¹	Tenant/No.	Term	Ann. Excl. Rental
Ground Floor Commercial Unit (Approx. 7,184 sq ft) & Ground Floor Kiosk (Approx. 74 sq ft) See Note 1	M. A. M. Fitness Limited (t/a énergie fitness as a 24 Hour Gymnasium)	10 year effectively FRI (by way of service charge) lease from 24th June 2014	£55,000 (see Note 2)
12 × 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 1, 3, 4, 5, 9, 25, 27 & 30	8 Flats: each let on an AST	£97,800
	Nos. 7 & 29	2 Flats: each let on a Regulated Tenancy	£17,898
	Nos. 2 & 6	2 Flats: Each Vacant	
17 × 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Nos. 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 26 & 28	17 Flats: each let on an AST	£211,200
1 × Studio Flat (1 Room plus Kitchen, Bathroom/WC)	No. 19	1 Flat: let on an AST	£9,900
18 × Garage See Note 3	Garage Nos. 1–5, 7 & 9–18	16 Garages: each let Monthly	£15,660
	Garage Nos. 6 & 8	2 Garages: Vacant	
9 × Parking Space	Nos. 1–9	9 Parking Spaces: each let Monthly	£5,400
¹ Area taken from VOA. Barnett Ross have not inspected the majority of the flats and the accommodation details have been provided by the Vendor.			Total: £412,858 Plus 2 Vacant Flats and 2 Vacant Garages

Note 1: There may be potential to convert the ground floor commercial unit to residential use, subject to obtaining possession and the necessary consents.

Note 2: The tenant is up to date with current rent payments, but they do have arrears of approx. £40,000 accrued during Covid which are being periodically paid off. These arrears will not be charged to the Buyer, but the benefit of them will be passed to the Buyer on completion.

Note 3: There may be potential for residential development on the site of the 12 rear garages, subject to obtaining possession and the necessary consents.

Note 4: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

Note 5: A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

Note 6: Refer to Auctioneers for virtual tours of some of the flats.





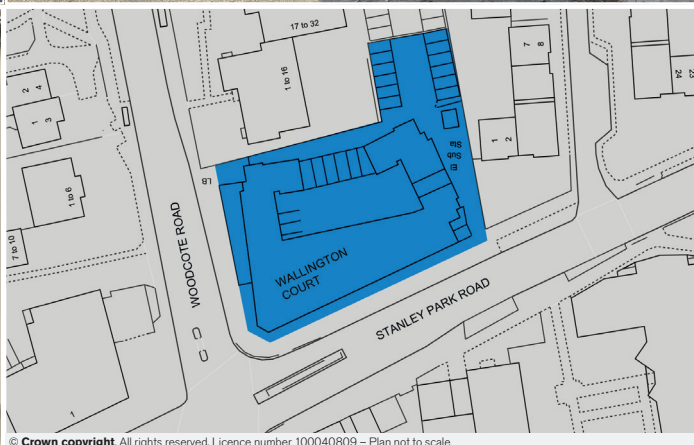
Stanley Park Road Frontage



12 Rear Garages



Interior of Gym



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Vendor's Solicitors

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