

LOT  
**15**

# 121 Stafford Road, Wallington SM6 9BN

**Guide Price: £150,000\***

## **OFFICE PREMISES WITH PRIOR APPROVAL TO CONVERT INTO TWO BEDROOM FLAT**



This ground floor office premises is situated with a short walk of Wallington Town centre with its vast selection of shops, bus connections and main line station that serves London Victoria. The property benefits from prior planning approval under reference D2017/77939 for change of use into a two bedroom flat. Relevant copies of the permission and drawings are within the legal pack. The freeholder has granted consent to do the works required and this lot will be of interest to developers and investment buyers. The property is sold with vacant possession.

### **ACCOMMODATION**

Total shop area approx 49.62m2

### **TENURE**

Leasehold approximately 117 years unexpired

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Sutton 020 8770 5000

Rateable Value: £10,500

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN