

PREMISES TO LET

FORMER WOODLAND CRAFT CENTRE
OAKS PARK, CROYDON LANE
CARSHALTON
SM7 3BA



DESCRIPTION

The property comprises 2 separate late 19th century buildings. There is also a timber framed double glazed conservatory added to the front at a later date.

It is built of solid brick walls, under sloping mono-pitch slate covered roofs. The right hand side building has previously been refurbished with a new roof as well as suspended ceilings, raised floors, a ventilation system and a conservatory. The non-refurbished part is of the same basic construction, but has not been fitted out except the toilets to one end of the block.

There is an enclosed yard to the front which is paved and provides some parking and is secured by fencing and lockable metal gates.

LOCATION

The property is situated within the grounds of Oaks Park, close to the park's entrance off Croydon Lane (A2022). The Site Plan VAL 4005 is shown adjacent.

ACCOMMODATION

The premises have the following approximate dimensions:

Yard Area	514m ²	5,533ft ²
Un-refurbished building GIA	76.44m ²	22.79ft ²
Refurbished building GIA	76.16m ²	19.78ft ²
Conservatory	22.09m ²	238ft ²
Total Gross Internal Area	174.69m ²	1,880ft ²

The above dimensions are approximate and based upon the principles in accordance with the RICS International Property Measurement Standards.



TERMS

The property is available on a new Full Repairing and Insuring Lease for a term 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.

RENTAL

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

BUSINESS RATES

The property is not currently listed due to its previous use however any further enquiries should be made to the London Borough of Sutton's Business Rates Department on 0208-770-5000 or by email on businessrates@sutton.gov.uk.

PLANNING

The property has previously been used as a craft centre for training. It also abuts a Grade II listed structure known as the "Grotto". For further enquiries relating to Planning please contact the London Borough of Sutton Planning Department on 0208-770-5000 or by email on developmentmanagement@sutton.gov.uk.

USE

The Council will consider a variety of uses suitable for the premises subject to planning above.

COSTS

Each party is to be responsible for their own costs.

EPC

The EPC ratings for the premises are:

East Premises - E

West Premises - D

CONTACT:

For further information please contact Mr Assad Naeem, Asset Management, London Borough of Sutton, Civic Offices, St Nicholas Way, Sutton, SM1 1EA. Email assad.naeem@sutton.gov.uk or email asset.mangement@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 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 offerer 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 International Property Measurements Standards, 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.