



**47 LOWER ROAD, SUTTON
LONDON SM1 4QR**

Offers in excess of £450,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

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developments@csj.eu.com



LOCATION

The property is situated in small mixed use parade on the north side of Lower Road, between the junctions of Constance Road and Benhill Road, The surrounding area is predominantly residential

Sutton Town Centre is approximately 0.5 miles away with many of the major high street in occupation as well as a wide range of independent retailers

Sutton BR Station (Southern & Thameslink Lines) is 0.7 miles away

DESCRIPTION

Investment / development opportunity comprising mixed use mid terraced property, ground floor commercial with residential apartment above that is now stripped and ready for extension / conversion to take place

The ground floor is let to J P McDougall & Co Ltd on a Full Repairing and Insuring Lease for a term of 10 years from 13 August 2018, to expire 12 August 2028, with a rent review on 13 August 2023.

The Lease has a Tenant only break clause on 12 August 2023. The current passing rental is £10,000 per annum exclusive.

ACCOMMODATION

Existing:

Ground Floor Retail 45.95 sq m (495 sq ft)

First Floor 1-Bed Maisonette 50.11 sq m (539 sq ft)

Proposed:

Ground Floor as above

First Floor 1 Bed + study flat 44.8 sq m (482 sq ft)

Second Floor 1 Bed flat 40.4 sq m (434 sq ft)



PLANNING

Sutton Borough Council granted permission on 12th February 2021 ref: DM2020/01877 Conversion of loft space involving a dormer extension at rear and rooflights to front roof slope to provide 1 self contained residential unit.

CIL

Total CIL liability £6,611.02

S106

Any residential occupier of the new second floor flat will not be entitled to apply for a parking permit unless the occupier is entitled to a disabled persons badge

ADDITIONAL INFORMATION

Works have begun and private building control has been paid.
Steel calculations & detailed drawings are available

TERMS

Offers in excess of £450,000 are invited
Freehold

LEGAL EXPENSES

Each party are responsible for their own legal expenses

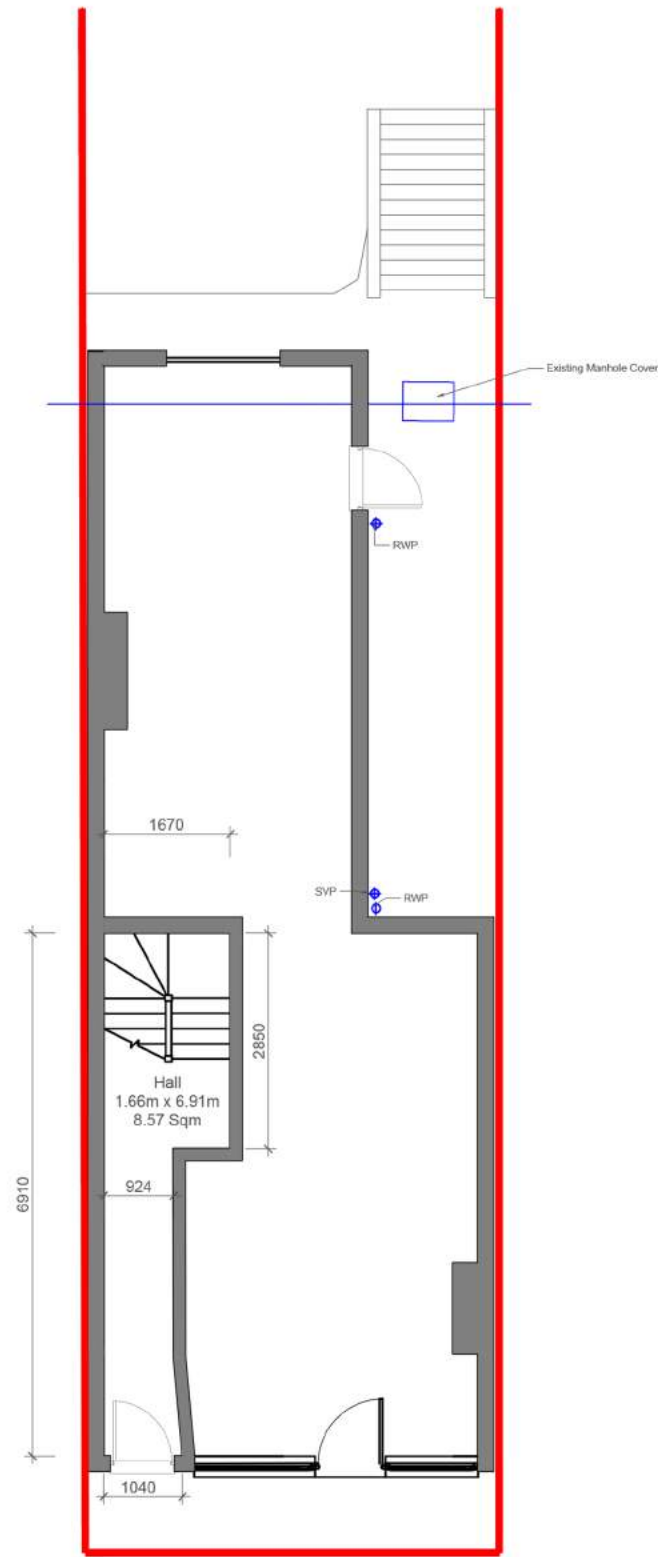
VIEWING

Contact sole agents
Christopher St James 020 8296 1273

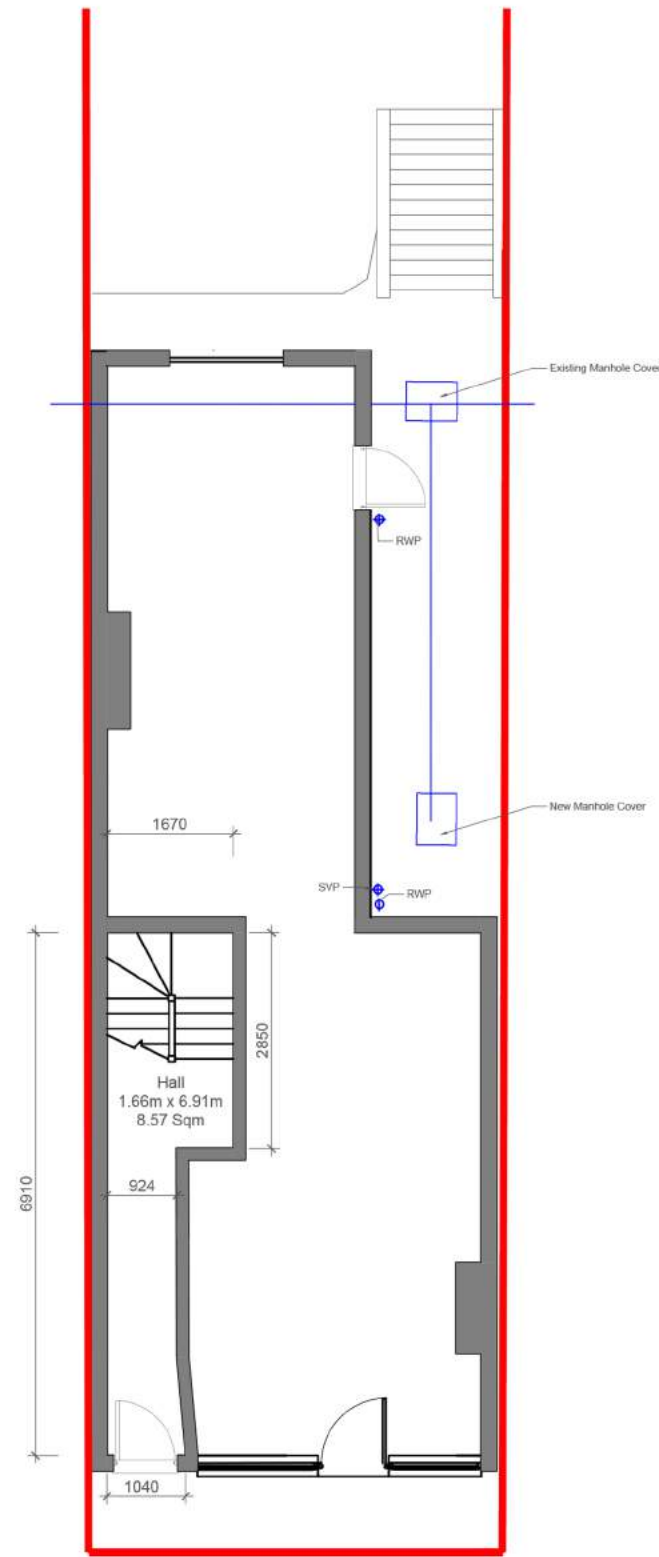
THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Existing Ground Floor
Plan

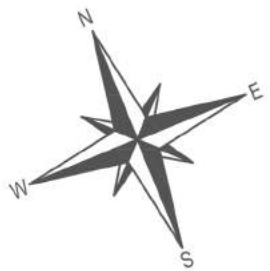


Proposed Ground Floor
Plan

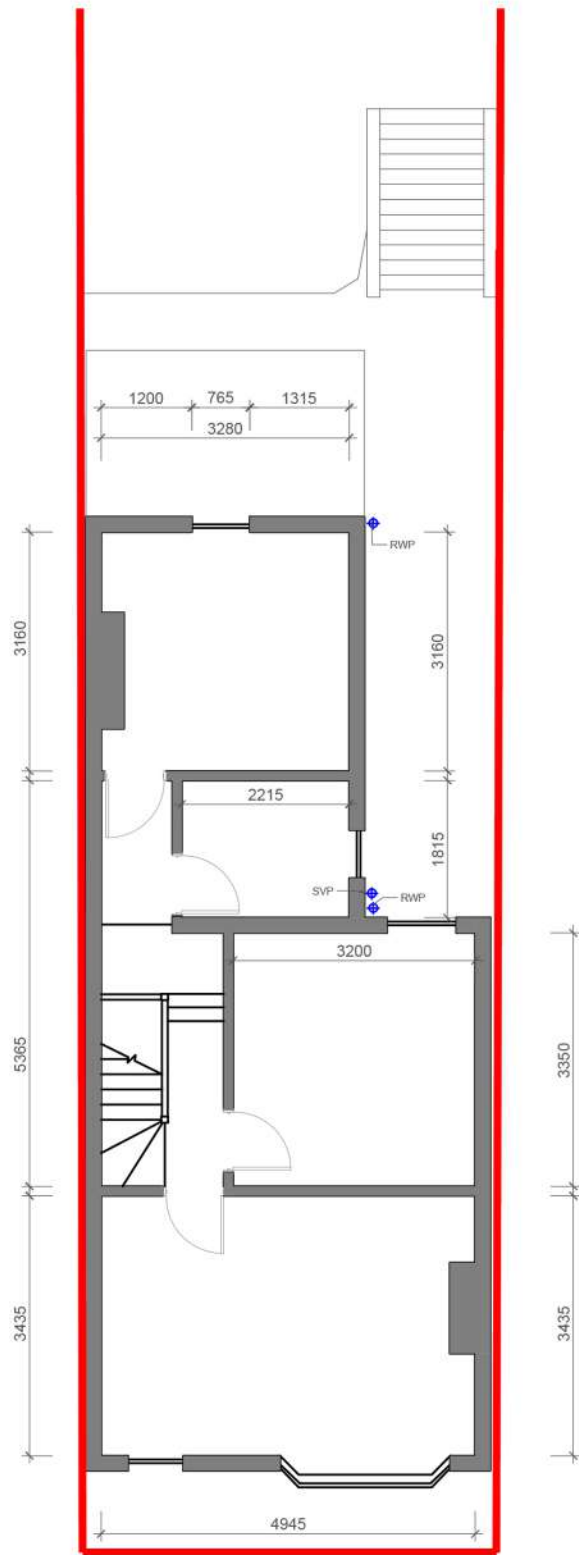


1:100 Scale Bar

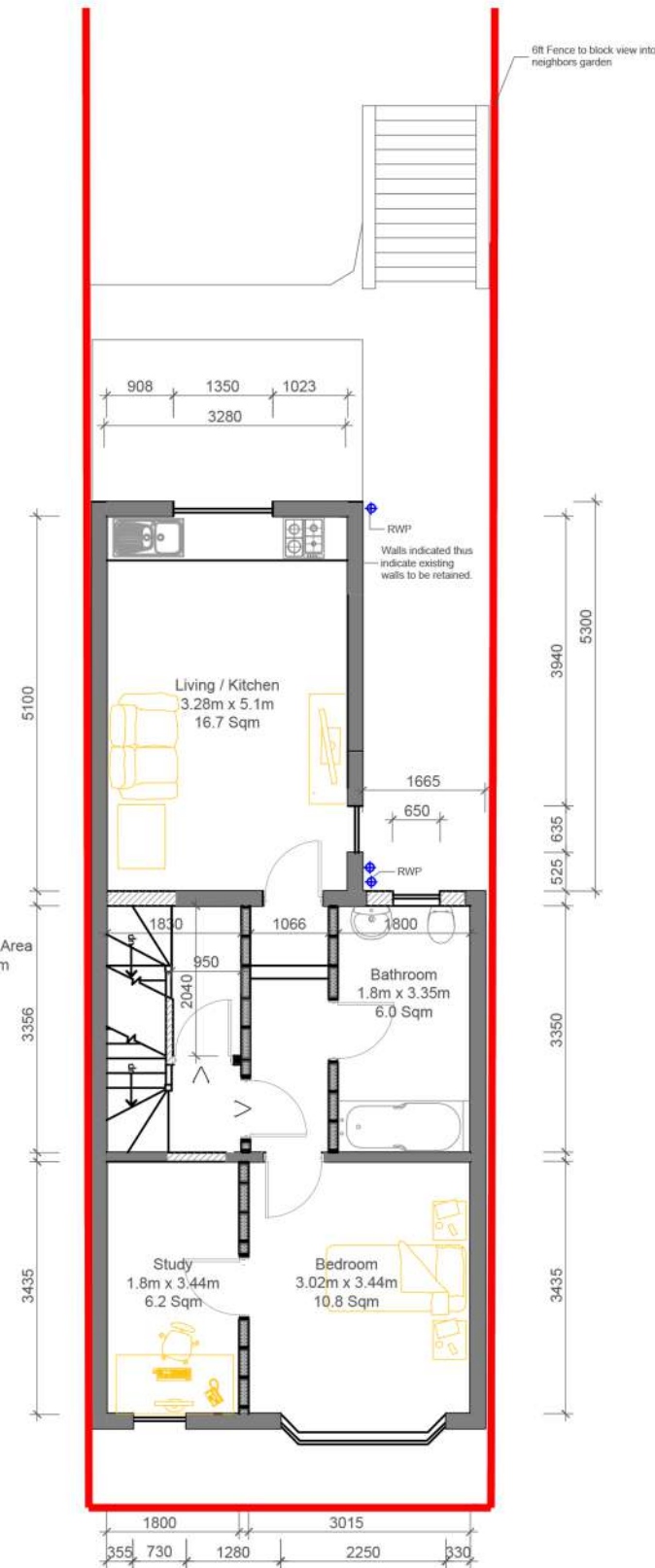
- KEY**
- SVP Soil & vent pipe 110mm Ø
 - RWP Rain water downpipe
 - BIG Back inlet gulley
 - FLG Floor gulley
 - SSA Sub slack fitted with air admittance valve
 - DDC Direct drain connection
 - MVJ Movement joint
 - OTG Outside tap with back inlet gulley
 - OUT Outside tap
 - CCR Proprietary insulated cavity closer
 - CVB Cavity barrier
 - LBW Loadbearing wall
 - BLR Boiler position
 - BLS Boiler fitted with frost stat
 - BFT Boiler flue terminal, fitted with guard
 - AOV Automatic opening ventilator
 - RAD Radiator
 - HTR Heated towel rail
 - SHH Shower head
 - SHC Shower controls
 - OGW Obscure glazed window
 - EMB Electric meter box
 - GMB Gas meter box
 - CCU Consumer control panel
- Mechanical Extraction**
- MEU Mechanical extract fan terminal from utility room min extract rate 30litres / sec
 - MEO Mechanical extract fan terminal from cloaks min extract rate 15 litres / sec
 - MEB Mechanical extract fan terminal from bathroom min extract rate 15 litres / sec
 - MEE Mechanical extract fan terminal from en-suite min extract rate 15 litres / sec
 - MEH Mechanical extract fan terminal from cooker hood min extract rate 30 litres / sec
- Brick / Blockwork Hatching**
- Facing brickwork
 - 3.5N/mm² Lightweight concrete blockwork
 - 7N/mm² Lightweight concrete blockwork
 - 10N/mm² Lightweight concrete blockwork
- Internal Doors**
- Door leaf shown thus, indicates non fire resistant door
 - Door leaf shown thus, indicates self closing, 30-30 fire resistant door
 - Door leaf shown thus, indicates self closing, 60-60 fire resistant door fitted with smoke seals
- Ref Internal Door sizes**
- D01 864 x 1981mm
 - D02 838 x 1981mm
 - D03 762 x 1981mm
 - D04 686 x 1981mm
 - D05 610 x 1981mm
 - D06 533 x 1981mm
 - D07 457 x 1981mm
 - D08 Pair of 838 x 1981mm
 - D09 Pair of 782 x 1981mm
 - D10 Pair of 686 x 1981mm
 - D11 Pair of 610 x 1981mm
 - D12 Pair of 533 x 1981mm
 - D13 Pair of 457 x 1981mm



Client Mr. D. Blythe		
Title Ground Floor Plan		
Project 47 Lower Road, Sutton, Surrey. SM1 4QR		
Scale: 1:100 @ A3	Drawn by: GB	Rev

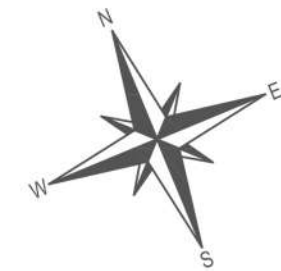


Existing 1st Floor Plan



Proposed 1st Floor Plan
1st Floor Flat (1Bed 1 Person)
44.8 Sqm

- KEY**
- SVP Soil & vent pipe 110mm Ø
 - RWP Rain water downpipe
 - BIG Back inlet gulley
 - FLG Floor gulley
 - SSA Slab stack fitted with air admittance valve
 - DDC Direct drain connection
 - MVJ Movement joint
 - OTG Outside tap with back inlet gulley
 - OUT Outside tap
 - CCR Proprietary insulated cavity closer
 - CVB Cavity barrier
 - LBW Loadbearing wall
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- Ref Internal Door sizes**
- D01 864 x 1981mm
 - D02 836 x 1981mm
 - D03 762 x 1981mm
 - D04 686 x 1981mm
 - D05 610 x 1981mm
 - D06 533 x 1981mm
 - D07 457 x 1981mm
 - D08 Pair of 836 x 1981mm
 - D09 Pair of 762 x 1981mm
 - D10 Pair of 686 x 1981mm
 - D11 Pair of 610 x 1981mm
 - D12 Pair of 533 x 1981mm
 - D13 Pair of 457 x 1981mm



NOTE: All steel beams and waste pipes should be boxed and infilled with 45kg/m³ mineral wool and encased with 15mm soundbolic plaster board.

NOTE: Existing lintels to be checked on site for adequacy and verified with engineer. If existing lintels are not adequate provide heavy duty cast-in-place concrete lintels.

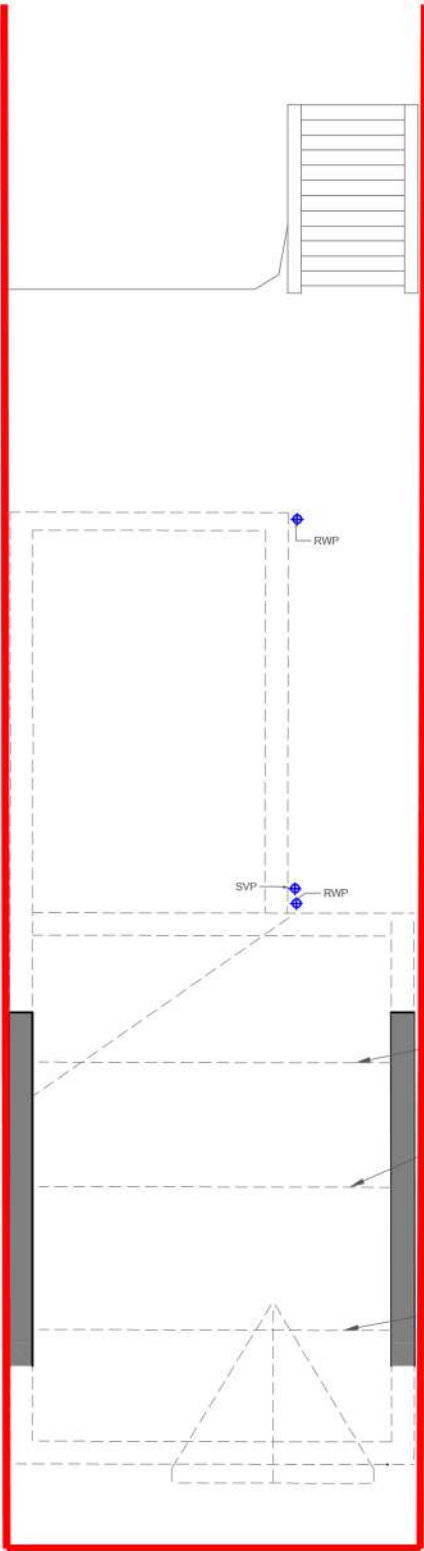
NOTE: All first floor existing beams are to be checked for adequacy and verified with engineer before work starts on site.

Second Floor Internal Door Schedule		
Ref	Size	Quantity
D03	762 x 1981mm	1
D04	686 x 1981mm	1



1:100 Scale Bar

Client	Mr. D. Blythe	
Title	1st Floor Plan	
Project	47 Lower Road, Sutton, Surrey. SM1 4QR	
Scale: 1:100 @ A3	Drawn by: GB	Rev



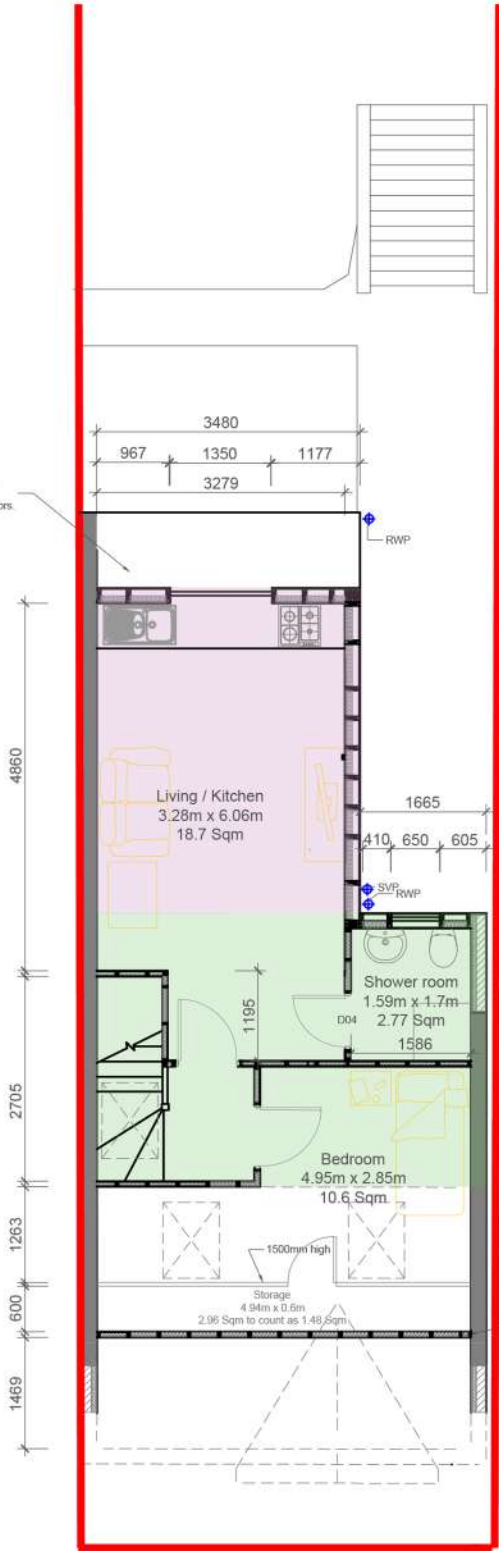
Existing Attic Plan

Dotted line indicates Perlin Position 1200mm off joists

Dotted line indicates Highest Point 2400mm off joists

Dotted line indicates Perlin Position 1200mm off joists

Step back 1000mm so that extension is not overbearing on neighbors.



Proposed 2nd Floor Plan
(1 Bed 1 Person)
2st Floor Flat
40.4 SqM - Habitable 2nd Floor Space
Total Flat Area: 44.13 SqM

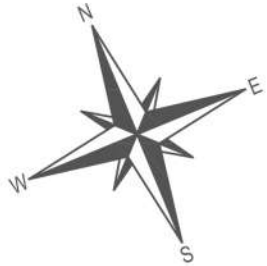
Additional Volume:

(5.14 x 3.61 x 2.55)/2 = 23.65 SqM*3

(3.48 x 4.30 x 2.55)/2 = 19.08 SqM*3

23.65 + 19.08 = 42.73 Sq M*3

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- SVP Soil & vent pipe 110mm Ø
 - RWP Rain water downpipe
 - BIG Back inlet gulley
 - FLG Floor gulley
 - SSA Stub stack filled with air admittance valve
 - DDC Direct drain connection
 - MVJ Movement joint
 - OTG Outside tap with back inlet gulley
 - OUT Outside tap
 - OCR Proprietary insulated cavity closer
 - CVB Cavity batten
 - LWY Loadbearing wall
 - BLW Bolder position
 - BLP Bolder filled with frost slab
 - BFT Bolder flue terminal, fitted with guard
 - AOV Automatic opening ventilator
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 - D08 Pair of 838 x 1981mm
 - D09 Pair of 792 x 1981mm
 - D10 Pair of 698 x 1981mm
 - D11 Pair of 610 x 1981mm
 - D12 Pair of 533 x 1981mm
 - D13 Pair of 457 x 1981mm

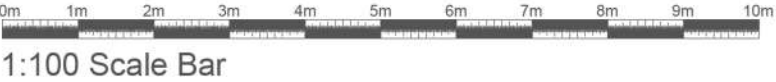


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Second Floor Internal Door Schedule		
Ref	Size	Quantity
D03	762 x 1981mm	1
D04	698 x 1981mm	1



Client:
Mr. D. Blythe

Title:
2nd Floor Plan

Project:
**47 Lower Road,
Sutton,
Surrey.
SM1 4QR**

Scale: 1:100 @ A3

Drawn by: GB

Rev