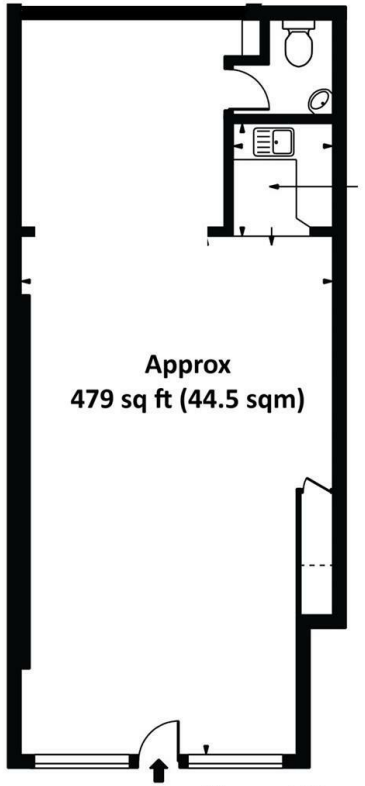


146 STANLEY PARK ROAD, CARSHALTON, LONDON, SM5 3JG

£20,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
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Description

Available now is this vacant ground floor commercial unit, offering approximately 479 sq ft of flexible space with E class use. The unit benefits from its own kitchen and W/C and is in move-in condition, making it ideal for a business looking to get up and running quickly with minimal set-up costs.

E class use allows for a wide range of occupiers, including retail, office, professional services, clinics, studios, cafés and fitness, subject to any necessary consents.

Location

Stanley Park Road is located in a desirable residential area of Carshalton, offering excellent transport links and convenient access to local amenities. The property is approximately 0.6 miles (a 12-minute walk) from Carshalton Beeches Station, which is served by Southern rail services, providing connections to London Victoria and other destinations. Wallington Station is also nearby, around 1 mile away (a 20-minute walk), offering additional rail options.

The area is well-served by bus routes, including the S4 and 154, providing easy access to Sutton, Croydon, and surrounding areas.

Terms

Guide rent £20,000 pa
Lease terms to be agreed by negotiation

Viewings

Contact sole agent 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.

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