



SITUATION

Located on the main A237 close to the junction with Stanley Park Road in this busy commercial thoroughfare, directly opposite the entrance to **The Square Shopping Centre** amongst such multiples as **Boots, Costa Coffee, Iceland, WH Smith & Post Office, Tesco Express, Greggs, KFC, Specsavers, Caffè Nero** and a host of local traders. The property is within close proximity to Wallington Train Station (Southern Railway) and lies in this affluent and sought after residential area midway between Sutton and Croydon approx. 11 miles south of central London.

PROPERTY

A prominent corner building comprising a **Ground Floor Banking Hall** with internal access to **Ancillary Offices** at first floor level. The property benefits from a return frontage and vehicular access via Readers Walk to off-street parking at the rear for **1 car**.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION¹

Ground Floor Banking Hall

Gross Frontage	39'4"
Return Frontage	34'5"
Internal Width	38'9"
Shop Depth	33'8"
Built Depth	84'1"
Banking Area	Approx. 1,442 sq ft
Offices Area	Approx. 672 sq ft
Storage Area	Approx. 572 sq ft
2 WC's	

First Floor Offices

Area	Approx. 1,070 sq ft
2 WC's	

Total Area **Approx. 3,756 sq ft**

¹Not inspected by Barnett Ross

Note 1: Barclays no longer trade from the premises and are handing the keys back to the Vendor on 28th July 2023 in accordance with their s.27 Notice.

Note 2: There is potential to self-contain and convert the first floor into residential and perhaps add a second floor, subject to planning.

Note 3: The Ground Floor may be ideal for a Restaurant and this would not require planning for change of use as it already falls within Class E.

Note 4: Refer to Auctioneers for floor plans.

Vacant Former Bank

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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