



**STIRLING  
ACKROYD**

## **TO LET**

**52 Mollison Drive,  
Wallington, SM6 9BY**

**2,522 sq ft**

**Former surgery - 2,522  
square feet with parking  
and garden**



**VIDEO TOUR**

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## Description

This existing building, which was formerly used as a surgery, offers a total of 2,522 square feet divided over the ground floor at 1,813 square feet, and first floor at 709 square feet.

Internally the building is fitted out commensurate with the former GP surgery use, comprising a reception area/waiting room and staff offices on the ground floor, as well as consulting/treatment rooms and a kitchen/staff room. The first floor comprises office rooms and a toilet/shower room. Externally the front driveway has space for three cars and the side entrance leads to a rear garden plus further parking for eleven vehicles.

The site may be suitable for alternative uses including a children's nursery or medical professions, or potentially for redevelopment, subject to the necessary planning consents.

Rent is £55,000 per annum exclusive of business rates, the new Lease will be subject to a minimum 3 month rent deposit and rent will be due quarterly in advance.

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## Location

The property is in Wallington, located on Mollison Drive close to the junction with Eagle Close directly opposite St Elphege's School.

Local Authority - The London Borough of Sutton - County of Surrey

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## Key points

- Internal space - 2,522 square feet
- Detached property with parking and large garden
- £55,000 per annum
- Potential for alternative uses - including medical and educational
- Property consists of ground floor at 1,813 square feet and first floor at 709 square feet
- Parking for 3 cars to the front with a further 11 spaces to the rear
- Kitchen, toilet and shower room
- Local Authority - The London Borough of Sutton





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## Accommodation

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 1,813 | 168.43 | Available    |
| 1st    | 709   | 65.87  | Available    |

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## Rents, Rates & Charges

|                |                   |
|----------------|-------------------|
| Lease          |                   |
| Rent           | £55,000 per annum |
| Rates          | On application    |
| Service Charge | On application    |
| VAT            | Not applicable    |
| EPC            | C (58)            |

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## Viewing & Further Information



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