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AIR CONDITIONED CLASS E PREMISES - FREEHOLD FOR SALE

- 1,553 Sq Ft (144.32 Sq M)
- Guide Price: £350,000

45 Nork Way, Banstead, Surrey SM7 1PB

Key Features

- Suspended ceilings with LED lighting
- Air conditioning
- Good natural light
- Partitioned meeting room
- Staff room
- Kitchen/break-out area
- Ladies and Gents WC facilities



Description

The two-storey end of terraced property is of brick construction beneath a pitched tiled roof, and forms part of a parade of similar premises. There is rear vehicular access to the premises via Nork Gardens.

Location

Nork is a thriving village in close proximity to Banstead Village and the A217 Brighton Road. The property is prominently located on the western side of Nork Way, close to the junctions with Eastgate and Green Curve. The property is situated in a densely populated area amongst a number of local neighbourhood and multiple retailers.

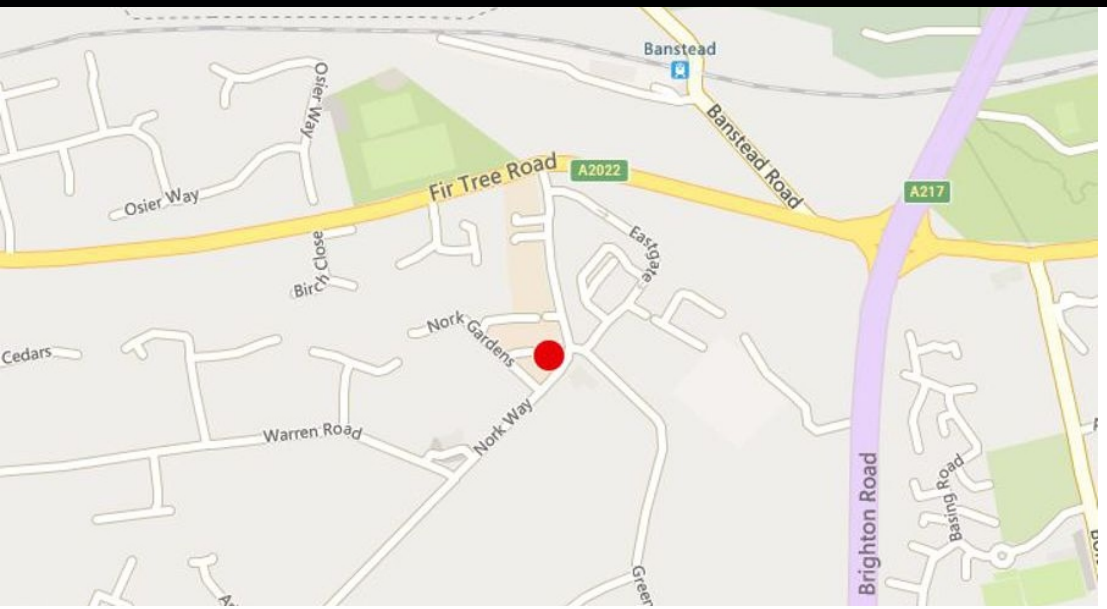
Banstead mainline BR station is nearby, providing fast regular services to both Victoria and London Bridge.

Accommodation

The commercial premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	1,305	121.22
Basement	248	23.10
Total Gross Internal Area:	1,553 Sq Ft	144.32 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



Terms

The premises are available Freehold with vacant possession of the ground floor. The first floor maisonette has been sold off on a long Lease of 99 years from 17/05/1983, subject to a Ground Rent income of £40 per annum.

Guide Price

£350,000

Rates

According to the Government website the property has a 2026 Rateable Value of £17,250. Therefore, the rates payable for the current financial year for 2026-2027 are £7,452. NB: The rates actually payable may be subject to transitional relief.

VAT

The premises have not been elected for VAT.

EPC

The EPC rating for this property is B (49).

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:

CENTRO
020 8401 1000
www.centro.plc.uk

Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Centro Commercial Limited believe these particulars are correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and formal contract.