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Ground Floor Showroom plus Two Self-Contained Maisonettes

Freehold For Sale

Offers Sought in Excess of £1.7 Million

116-126 High Street, Carshalton, Surrey SM5 3AE

Location

The property is prominently located on the south side of the High Street, between the junctions of Rotherfield Road and Park Lane. Nearby occupiers include Sainsbury's Local, Costa Coffee, Ladbrokes and Co-op Supermarket.

Carshalton is an affluent location approximately 10 miles south-west of Central London, with nearby centres include Wallington, Sutton, Croydon and Epsom.

Property Description

The property comprises a two-storey mid-terraced property of brick construction beneath a pitched tiled roof, forming part of a parade of similar premises, with commercial to the ground floor and residential upper parts. To the rear are single-storey workshops, garage, and private parking, accessed via a service road off Park Lane.

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.

Accommodation Schedule

The premises comprise the following approximate floor areas:

Ground Floor

Details	Sq ft	Sq m
Retail Showroom	4,731	439.56
Rear Workshops / Ancillary Storage	2,359	219.12
Shed	101	9.36

First Floor

Details	Sq ft	Sq m
116 High Street (2-Bed Maisonette)	679	63.07
126 High Street (3-Bed Maisonette)	1,325	123.11

The property comprises a total gross internal floor area of approximately 9,195 sq ft (854.22 sq m).

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

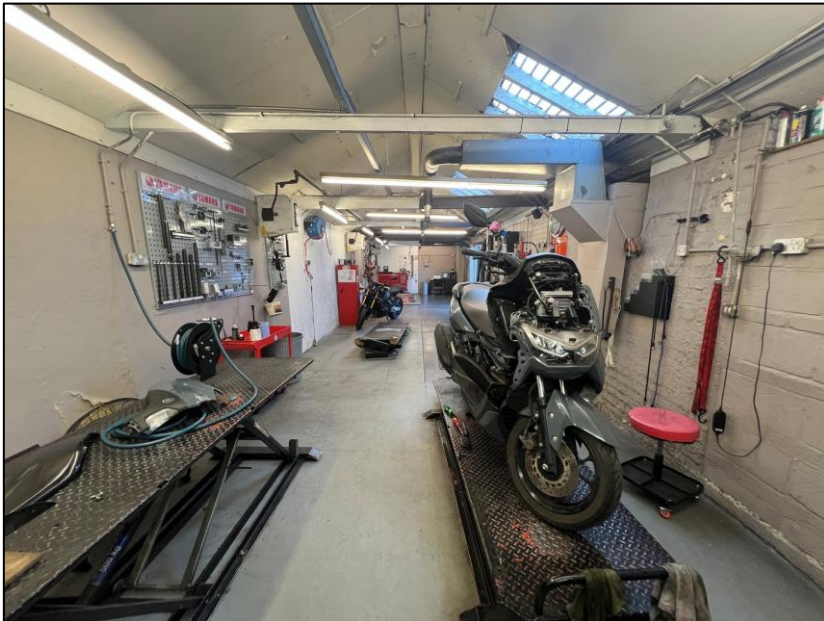


Retail Showroom

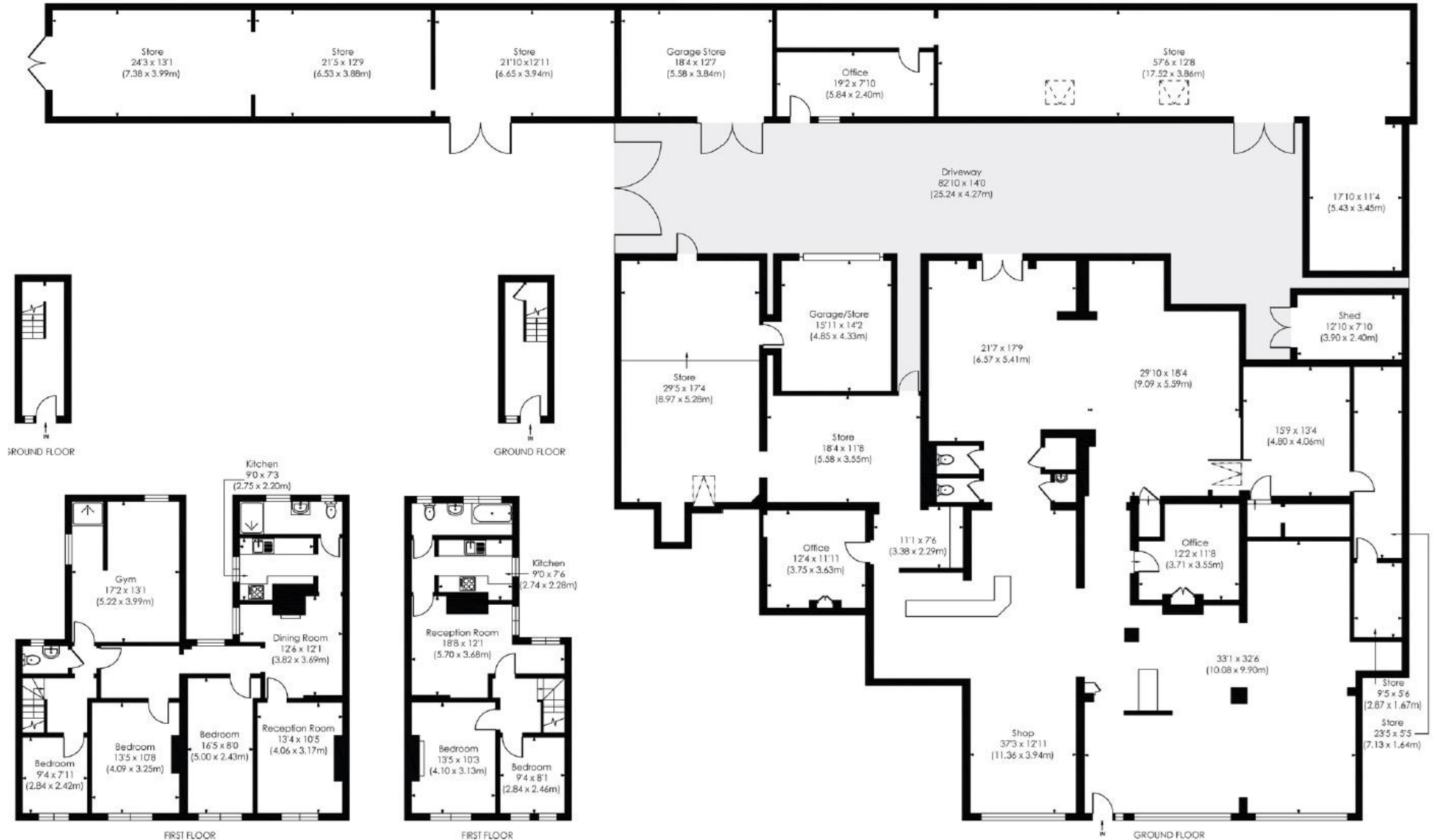




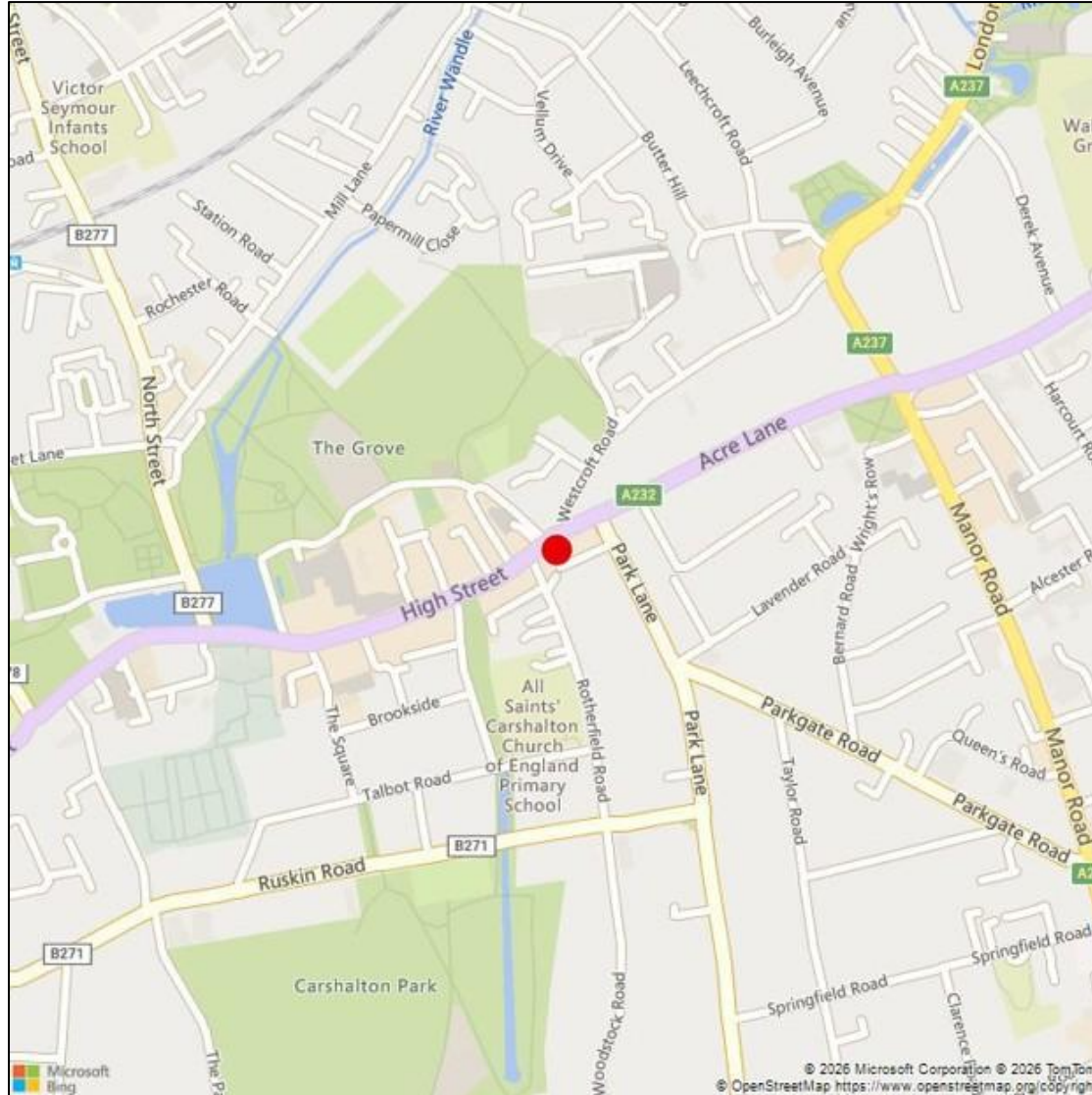
Workshops and
Ancillary Storage



Floor Plans (for Indicative Purposes)



Location Map



Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.

Terms

The premises are available Freehold for sale with full vacant possession of the ground floor commercial element and 3-Bed Maisonette, and subject to the existing Assured Shorthold Tenancies for the 2-Bed maisonettes.

Tenancy

116 High Street (2-Bed Maisonette) – let out on an Assured Shorthold Tenancy from 03/01/2026 for a term of 12 months at a rental of £1,350 per calendar month.

Price

We are seeking Offers in Excess of £1,700,000.

VAT

VAT will be applicable to the purchase price.

Business Rates

The commercial element of the premises has a Rateable Value of £43,500.
NB: The actual rates payable may be subject to transitional relief.

Legal Costs

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

Viewing

Strictly by appointment through Sole Agents:



Morgan Pérez
morganperez@centro.plc.uk

Paul Harwood
paulharwood@centro.plc.uk

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