

Lot 1, 312/312A Wrythe Lane, Carshalton, London,

SM5 1AF

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop let to Nail & Beauty Salon until May 2030
- Separately let 4 bed maisonette above let on AST
- Neighbouring occupiers include Lidl, Costa, Costcutter & Papa John's
- Popular London commuter suburb
- VAT-free investment

Lot

1

Auction

26th March 2026

Rent

£31,300 per Annum

Status

Available

Sector

Retail, Residential

Auction Venue

Live Streamed Auction

Location

Miles

12 miles south of Central London, 4 miles west of Croydon, 7 miles west of Crystal Palace

Roads

A217, A297, A24

Rail

St Helier and Sutton Common Railway Stations

Air

London Gatwick Airport, London Heathrow Airport

Situation

Carshalton is an affluent Surrey commuter town located 12 miles south of Central London. The property is situated to the north of Carshalton town centre on Wrythe Lane, close to its junction with Stavordale Road. Neighbouring occupiers include Lidl, Costa, Costcutter & Papa John's.

Tenure

Freehold.

EPC

Retail - B, Residential - D

Description

The property comprises a ground floor shop with a separately accessed 4 x bed self-contained maisonette above, on the first and second floors.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.
Ground	Retail	100.00	(1,076)	AN INDIVIDUAL (t/a Christina's Nails)	10 years from 28/05/2020	£14,500
First/Second	Residential - 4 x bed maisonette	-	-	TWO INDIVIDUALS	AST - 2 years from 19/01/2026 until 19/01/2028 at £1,400 pcm	£16,800 (1)
Total Approximate Commercial Floor Area		100.00	(1,076)			£31,300

(1) A £1,450 deposit is held by the landlord.

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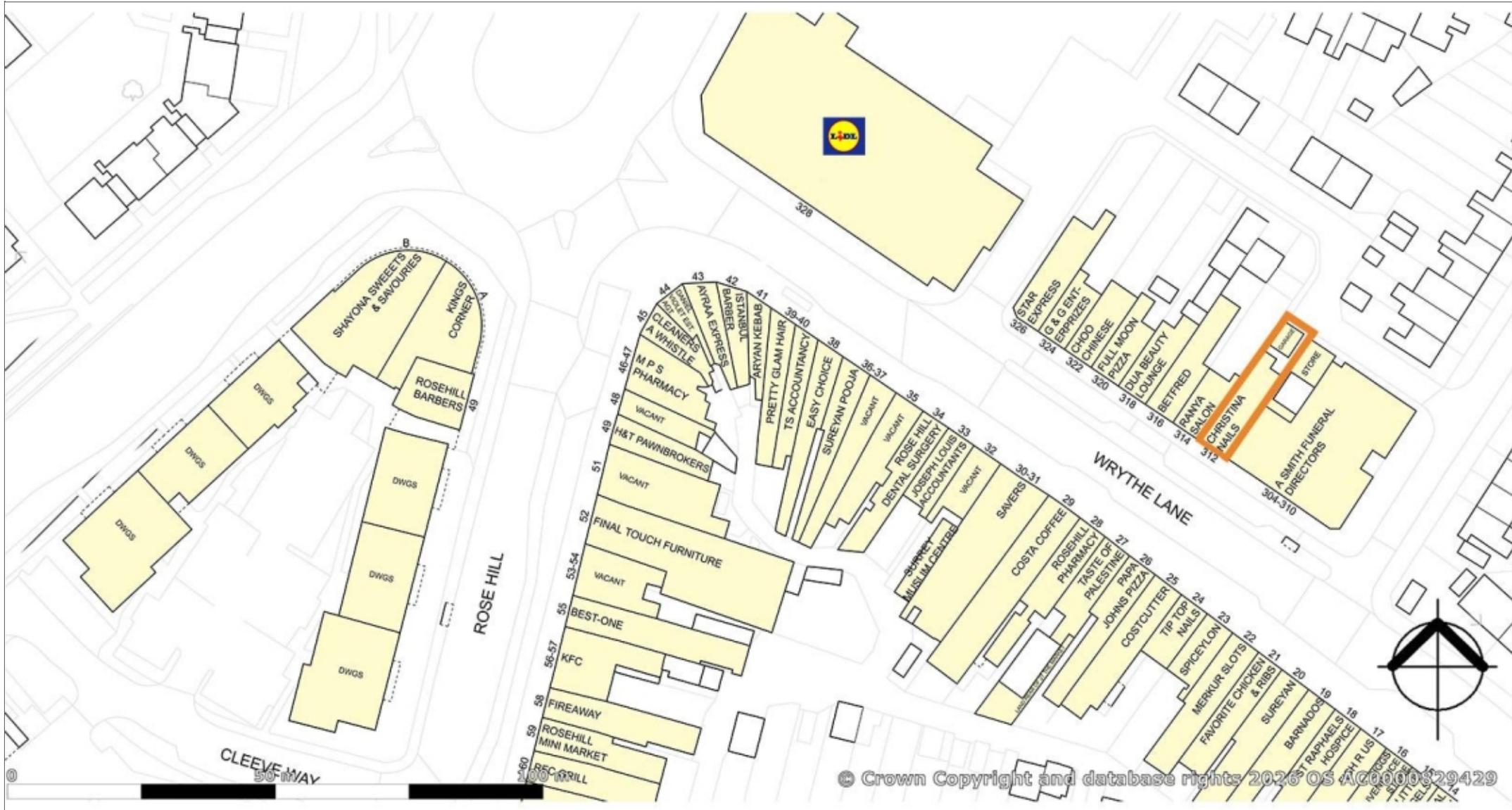
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2024