

# MANCHESTERS SOLICITORS

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the  
Manchesters  
Property Centre

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3 LIMPSFIELD ROAD, SANDERSTEAD, SOUTH CROYDON, SURREY

- PRIME VILLAGE LOCATION
  - PRIVATE PARKING
  - EXCLUSIVE OF VAT (IF ANY)
  - FREEHOLD OF BUILDING
- SUBJECT TO A LONG RESIDENTIAL LEASE OF THE FIRST FLOOR WITH ITS OWN PRIVATE ENTRANCE FROM LIMPSFIELD RD

COMMERCIAL PROPERTY

£300,000 FOR THE FREEHOLD INTEREST (SUBJECT TO A LONG RESIDENTIAL LEASE OF THE FIRST FLOOR)

 rightmove.co.uk

Regulated by the Solicitors Regulation Authority

THE ACCOMMODATION, WITH APPROXIMATE DIMENSIONS, COMPRISES:

**Main Office:** 27'9 x 16'9 (4.88m x 8.23m) approx 40m<sup>2</sup>  
To front

**Kitchen:** 11'6 x 8'7 (3.53m x 2.47m) approx 8m<sup>2</sup>

WC:

**Rear Office:** 20'2 x 21'7 (6.10m x 6.40m) approx 39m<sup>2</sup>

**Separate Private Office:** 15'11 x 9'10 (4.57m x 2.74m) approx 12m<sup>2</sup>  
with double glazed windows

Door to rear

2 further ladies/gents lavatories

**Small office:** 13'6 x 7'11 (3.96m x 2.13m) approx 8.5 m<sup>2</sup>  
With skylight window

Outside:

Hardstanding providing parking for approximately 3 vehicles.

**WE ALSO UNDERSTAND THAT THE FREEHOLD INCLUDES A FIRST FLOOR FLAT WHICH IS SUBJECT TO A LONG LEASE. (The terms of which we cannot verify.)**

**VIEWING BY APPOINTMENT WITH THE MANCHESTERS PROPERTY CENTRE**

## INFORMATION FOR APPLICANTS

1. We act as solicitors for the owner both to find a buyer and on the legal work. We cannot therefore act for you on the legal aspects of a purchase of the property (unless we tell you otherwise).
2. The property description does not form part of any legal representation or contract, and although measurements have been provided they cannot be guaranteed either by us or by the owner. None of the appliances have been tested nor will be by the owner or us.
3. Although we will notify the owner of any offer you make, we will not be able to regard it as serious until we have written proof of satisfactory financial arrangements and ID. Where there are related sales we will also need a full explanation of the position there before recommending you to the owner.
4. No legal commitment in relation to the sale of the Property arises and everything is entirely "subject to contract" until we exchange contracts on behalf of the owner.
5. The ID we require with any offer is: (a) A Current Photocard Driving Licence or Passport; and (b) Receipted utilities bill or original bank statement addressed to you at your residence which is less than three months old.
6. After you have instructed your solicitor, we will continue to contact you direct, but not on strictly legal matters.
7. We are obliged under new anti-money laundering legislation to carry out electronic id checks on all new selling clients as well as applicants who we introduce to our selling clients, at a cost of £7.05 per person including VAT and will collect this from you at the outset and also immediately once a sale has been agreed in the case of the buyer(s).
8. We reserve the right to charge £5 plus VAT for carrying out AML Searches, per person.

## LEGAL SERVICES

Once you have moved, it is a good time to review your legal affairs. At Manchesters Solicitors we are able to assist with that process. Our Partners are able to advise on:

- Wills
- Probate /Administration of Estates
- Tax Advice
- Trusts
- Powers of Attorney

If you would like further information, please telephone to make an appointment.

Manchesters Solicitors    020 8651 3118

*Edition : May 2010*

Floorplan of ground floor office at 3 Limpsfield Road, Sanderstead, Surrey (part of an entire freehold sale)  
This plan is intended to be used merely as a guide and should not be relied upon for accuracy.

