



118 Manor Road, Wallington, SM6 0DS

Well positioned shop to let fronting Manor Road in Wallington, very close to Wallington train station.

020 8681 2000 | info@hnfproperty.com



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£10,000 per annum exclusive available under a new Lease

LOCATION: - The property is situated fronting Manor Road, just to the north of Wallington railway station and fronting a main thoroughfare. The property benefits from a good deal of passing vehicular traffic and a reasonable amount of pedestrian flow generated by the proximity to the station and numerous other businesses. The surrounding area is a densely populated residential catchment which the subject property is able to service.

DESCRIPTION: - The property comprises a ground floor lock up shop considered suitable for a variety of uses. The unit has a traditional shop front, new ceilings with spotlighting, natural light from the rear and new electrics (not tested).

ACCOMMODATION:

Gross frontage	4.8m
Internal width	3.6m
Shop depth	8.87m
Sales area	31.95m ² (345ft ²) approx

WC facilities

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of trades.

RENT: - An initial rent of £10,000 per annum exclusive is sought.

BUSINESS RATES: - The property will require reassessment as it is currently rated as a shop and upper parts.

EPC RATING: - The property has an Energy Performance Certificate rating of 69 within Band C Rating

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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