

# TO LET

123 Stafford Road, Wallington SM6 9BN



**Ground floor lock up shop  
with ancillary storage and  
forecourt**

A highly visible ground floor lock up shop with ancillary storage and a forecourt to let under a new lease.

**TO LET  
£17,000  
per annum exclusive**



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## Description

The property comprises a prominent ground floor retail premises positioned on Stafford Road, Wallington, forming part of a well-populated local commercial parade. The property is surrounded by a varied mix of independent retailers, service providers and established businesses, creating a strong local trading environment. The property is partitioned as a sales area and rear ancillary storage. There is a forecourt to the front of the property and a secondary means of escape to the side of the property. Most recently used as an ink retailer, the property is considered suitable for a variety of uses such as quasi medical, some leisure and professional services.

## Location

The property is situated fronting Stafford Road in a highly visible position in Wallington, Surrey. Stafford Road is the main arterial road between Wallington and Croydon and is a bus route. The property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush hour periods. Stafford Road contains a variety of commercial occupiers and there are a number of short-term parking spaces available directly Infront of the premises encouraging quick-stop trade. The surrounding areas of Wallington, Purley, Croydon and Banstead are densely populated residential catchments which the property is able to service.

## Accommodation

|                     |                  |
|---------------------|------------------|
| Gross frontage      | 4.3m (14ft)      |
| Max. Internal width | 4.3m (14ft)      |
| Shop depth          | 10.2m (33ft)     |
| Sales area          | 40.04m2 (431ft2) |
| Ancillary room      | 22.4m2 (241ft2)  |
| WC                  |                  |
| Forecourt           |                  |

## Tenure

The property is to be let under a new lease, the length of which is to be negotiated.

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## Rent

An initial rent of **£17,000** (Seventeen thousand pounds) **per annum exclusive** is sought.

## EPC

The property has an EPC rating of 78 within Band D.







## Business Rates

The property has a rateable value of £12,250. Interested parties should make enquiries of the local authority with regards to the rates payable.

## VAT

We are advised that the premises is not elected to VAT.

## Use / Planning

We understand that the property falls within class E of the town and country planning use classes order.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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