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
£15,000
per annum exclusive

hnf Property

0208769 0161

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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)
Gross internal area	62.44m2 (672ft2)
Max. Internal width	4.3m (14ft)
Shop depth	10.2m (33ft)
WC	
Forecourt	

Tenure

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

Rent

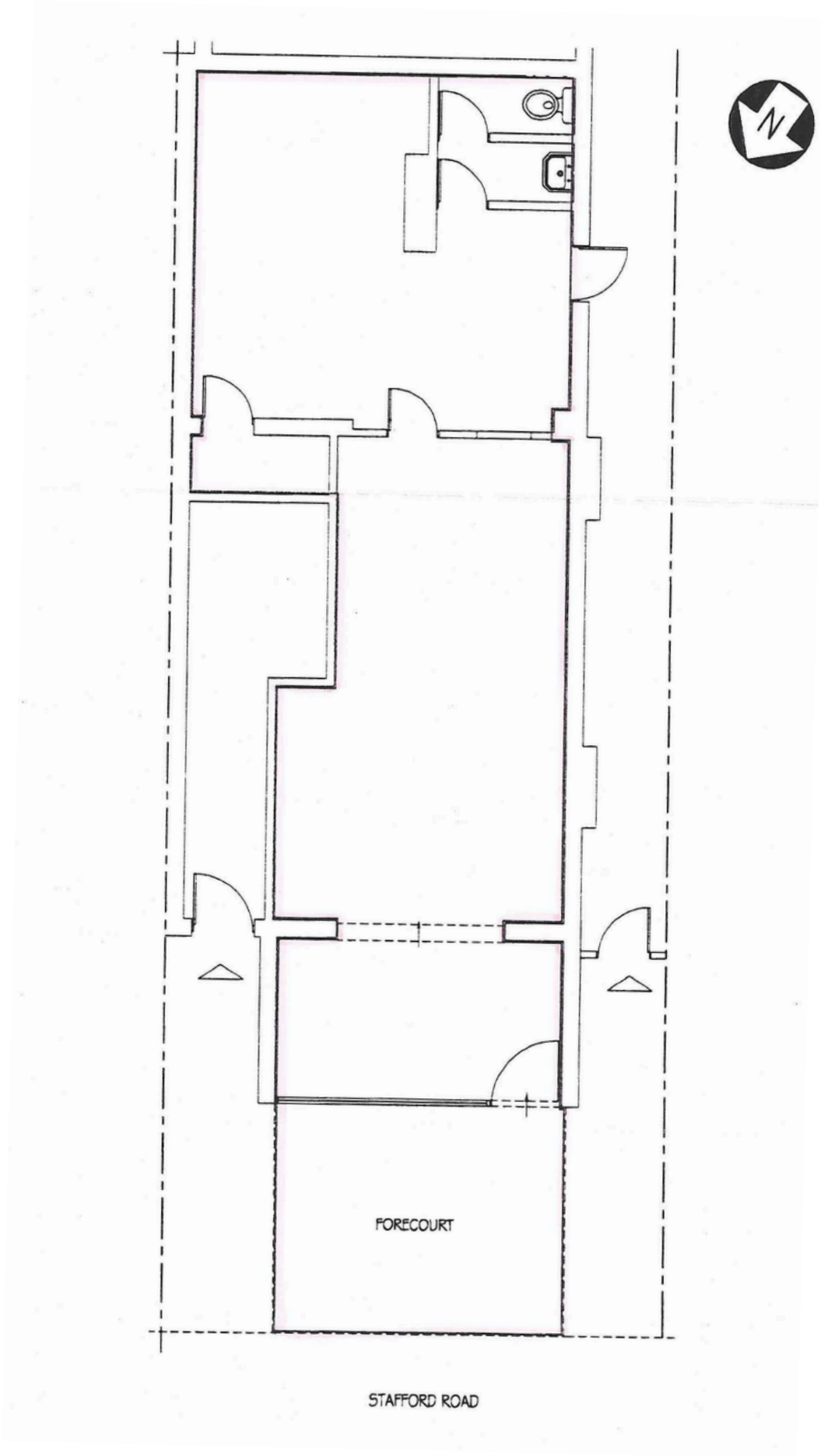
An initial rent of **£15,000** (Fifteen thousand pounds) **per annum exclusive** is sought.

EPC

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




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N
FORECOURT
STAFFORD ROAD



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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