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OFF LICENCE  
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WALLINGTON WINES



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# 150 Stafford Road, Wallington, SM6 9BS

A ground floor lock-up shop available by assignment of an existing lease

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 150 Stafford Road, Wallington, SM6 9BS

Passing rent: £17,500 (Seventeen thousand five hundred pounds) per annum exclusive – Premium offers invited.

**LOCATION:** - The property is situated fronting Stafford Road, in a visible position in Wallington. Stafford Road is a main link road between Wallington and Croydon and is a busy bus route. The property benefits from 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 along Stafford Road, encouraging quick-stop trade to the wider area. The surrounding areas are densely populated residential catchments which the property is able to service.

**DESCRIPTION:** -The property comprises a ground floor lock-up shop, currently trading as an office. The property is shop fronted and has a suspended ceiling and a rear fire exit. The property is currently partitioned as a sales area, rear ancillary, and a WC. The property is considered suitable for a variety of uses within Class E.

## **ACCOMMODATION:** -

Gross frontage 4.42m (14ft)  
Internal width 4.42m (14ft) narrowing to 3.325m (11ft)  
Shop depth 12.051m (39ft)  
Sales area 45.754m<sup>2</sup> (492ft<sup>2</sup>)  
rear ancillary 17.465m<sup>2</sup> (188ft<sup>2</sup>)  
WC

**TENURE:** - The property is to be offered by way of an assignment of the existing lease to and including 2040. There is an option to determine the lease in 2035, with rent reviews in 2030 and 2035.

**USE/PLANNING:** - We understand that the property currently 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.**

**PASSING RENT:** - £17,500 (Seventeen thousand five hundred pounds) per annum exclusive.

**PREMIUM OFFERS:** - Premium offers are invited.

**BUSINESS RATES:** - The property has a rateable value of £10,250. Interested parties should contact the local authority to confirm the rates payable.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 86 within Band D.

**VAT:** - We are informed by the assignor that the property is not currently elected to VAT.

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

020 8769 0161

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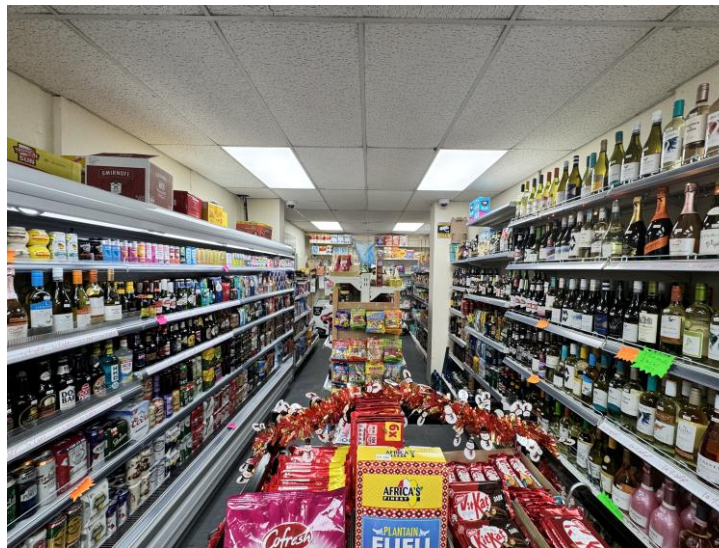
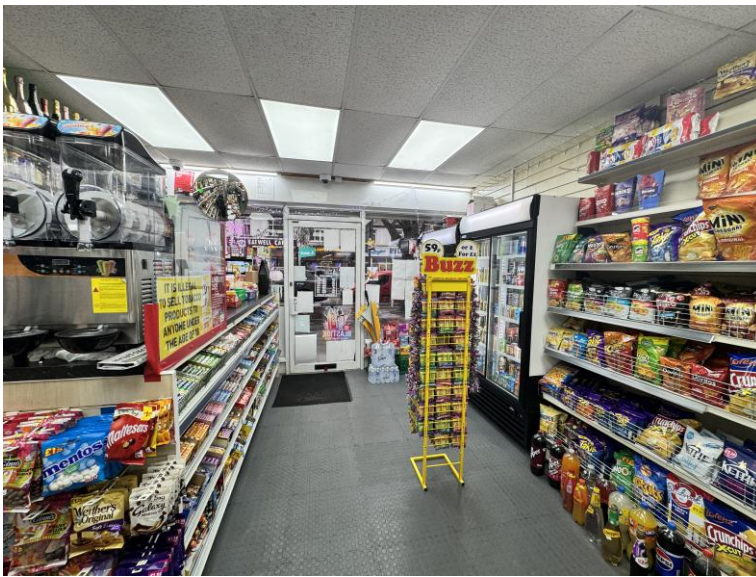
Viewings by prior arrangement - call our team for more information

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5<sup>th</sup> December 2025



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