
TO LET

7 Manor Road, Wallington, Surrey SM6 0BW



**Ground Floor Corner
premises To Let**

A visible ground floor class E premises occupying a prominent corner position in Wallington with a forecourt to let under a new lease.

RENT
£17,500
per annum exclusive



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Description

The property comprises a ground floor premises with a highly visible return frontage to let under a new lease. Occupying a corner position, the property comprises two sales areas sub divided by a solid wall with a point of interconnection, customer WC and a staff WC. The property further benefits from roller shutters and air conditioning (not tested). There is a forecourt to the front of the property which is enclosed by perimeter bollards. The property was most recently used for retail purposes however is considered suitable for a variety of uses such as retail, some leisure uses and quasi- medical uses.

Location

The property occupies a prominent position on Manor Road, close to its junction with Croydon Road (A232), providing excellent connectivity to Wallington town centre, Hackbridge, Carshalton and Croydon. Manor Road is a bus route and the location benefits from vast quantities of passing vehicular traffic which is particularly heavy during rush hour periods. Numerous local bus routes operate along Croydon Road further enhancing the properties visibility. Manor Road is a well-established parade with a variety of independent retailers sharing the vicinity. Wallington town centre and Wallington railway station are both within reach, offering regular rail services into Central London. The surrounding area is a densely populated residential catchment which the premises is well positioned to service.

Accommodation

Gross Frontage	8.366m (27ft)
Return Frontage	4.7m (15ft)
Maximum Width	8.366m (27ft)
Maximum Depth	7.349m (24ft2) approx.

<u>Area 1</u>	<u>Area 2</u>
39.9m2 (430ft2) approx.	11.2m2 (120ft2) approx.
Rear Ancillary	WC
2.85m2 (30.6ft2) approx.	
WC	

Tenure

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

Rent

An initial rent of **£17,500** (Seventeen thousand, five hundred pounds) **per annum exclusive** is sought.

EPC

A new EPC has been commissioned and will be made available upon request.



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Business Rates

The property has a rateable value of £16,000.

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

All capital figures are exclusive of VAT.

Use / Planning

We understand that the property currently falls within class E of the current 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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