
TO LET

9 Ross Parade, Wallington, SM6 8QG



Ground floor shop fronted
class E unit

A ground floor shop
fronted class E unit to let
under a new lease

£15,000 per annum
exclusive



0208769 0161

hnfproperty.com

Specialist Advice on all property matters

Description

The property comprises a ground floor shop fronted premises. The property is currently partitioned as a sales area with some rear ancillary however, we understand that the partitions can be removed to create an open sales area. There is a fire exit to the rear. The property was most recently used as a barber shop but is considered suitable for a variety of uses such as retail, quasi- medical, professional services and some leisure use.

Location

The property is situated fronting Ross Parade, a local parade off of the main thoroughfare in Wallington town centre. The property is located within range of a mix of multiples such as a Wetherspoons public house as well as smaller independent traders. There are temporary parking bays on Ross Parade promoting quick stop trade and Wallington train station is within striking distance. The property benefits from passing vehicular traffic and pedestrian foot flow. The local area is a densely populated residential catchment which the unit is well positioned to service.

Accommodation

Gross frontage:	4.470m (15ft)
Internal Width:	4.470m (15ft)
Maximum shop depth:	9.3m (30ft)
Sales area:	41.571m ² (447ft ²)

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 **£15,000 (fifteen thousand pounds) per annum exclusive** is sought.

EPC

The property has an EPC rating of 69 within Band C.





Business Rates

The property has a **rateable value of £10,750.**

Interested parties should contact the local authority to confirm the rates payable.

VAT

We understand that the premises is not elected to VAT.

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.

Contact

Franco Migliore
Agency Director
Enquiries@hnfproperty.com
0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.