



7 Ross Parade, Wallington, SM6 8QG

A ground floor shop fronted former restaurant premises to let under a new Lease

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Rent: £15,000 per annum exclusive

LOCATION: - The property is situated fronting Ross Parade, a local parade less than 25 metres 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.

DESCRIPTION: - The property comprises a ground floor shop fronted former pizza restaurant. The property is currently partitioned as a sales area with rear food preparation area. There is ancillary storage/food preparation space and a cold room (not tested). There is extractor ducting (not tested) and a fire exit to the rear. The property was most recently used as a pizza restaurant but is considered suitable for other restaurant uses within Class E.

ACCOMMODATION: -

Gross frontage	3.354m (11ft)
Internal width	3.354m (11ft) widening to 4.60m (15ft)
Shop depth	9.010m (29ft)
Sales area	31.90m ² (343ft ²)
Rear ancillary	23.94m ² (257ft ²)
Cold room	5.30m ² (57ft ²)
WC	

USE/PLANNING: - We understand 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.

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.

BUSINESS RATES: - The property has a rateable value of £4,900.

Interested parties should make enquiries of the Local Authority in respect of the rates payable.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 80 within Band D.

VAT: - We understand that the property is not 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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Date: 16/09/2025



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