



## 4 Spinning Wheel Way, Wallington, SM6 7DS

A large ground floor Class E unit to let under a new lease.

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



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# 4 Spinning Wheel Way, Wallington, SM6 7DS

## Rent: £27,500 per annum exclusive plus VAT

**LOCATION:** - The property forms part of the New Mill Quarter development in Hackbridge. Spinning Wheel Way is on the junction of the A237 London Road, which is a bus route, leading from Mitcham through Wallington to Coulsdon. The property is a stone's throw from Hackbridge train station which provides services to London Victoria. Nearby occupiers include a Lidl and various local traders. The local area is a densely populated residential catchment that the unit is able to service.

**DESCRIPTION:** - The property comprises a well fronted ground floor Class E unit formerly used as a children's play café. The property is well fronted and features a disabled WC/children's changing room and a rear fire escape. The property is considered suitable for a variety of uses including retail, office and quasi medical use.

**ACCOMMODATION:** -

Gross frontage	9.1m (30ft)
Internal width	9.1m (30ft) reducing to 8.98m (29ft)
Maximum depth	18.75m (62ft)
Max ceiling height	3.834m (12.5ft)
Gross internal area	168.75m <sup>2</sup> (1,816ft <sup>2</sup> )
WC/children's changing room.	

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

**USE/PLANNING:** - We understand the property currently falls within Class E of the latest 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.**

**RENT:** - £27,500 (twenty-seven thousand five hundred pounds) per annum exclusive plus VAT is sought.

**BUSINESS RATES:** - The property has a rateable value of £23,250. Interested parties should make enquiries of the Local Authority regarding 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 72 within band C.

**VAT:** - We understand that this property is elected to VAT therefore VAT will be chargeable on rents and outgoing.

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

020 8769 0161

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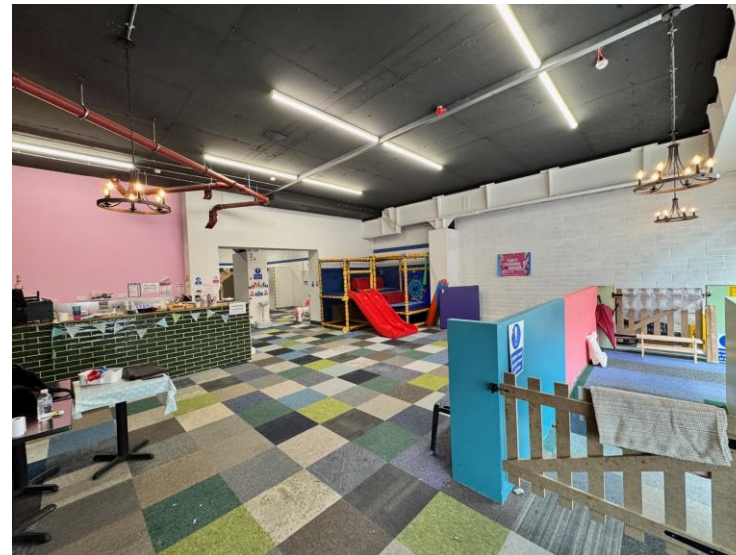
Viewings by prior arrangement - call our team for more information

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