


# 80 Stafford Road, Wallington, SM6 9AY

A ground floor former restaurant premises available to let on a new lease.

hnf Property

020 8681 2000 | info@hnfproperty.com

specialist advice on all property matters

# 80 Stafford Road, Wallington, SM6 9AY
# £17,500 Per Annum Exclusive

**LOCATION**: - The property is situated fronting Stafford Road in a highly visible position in Wallington, Surrey. Stafford Road is the main link road between Wallington and Croydon and is a busy bus route. The property benefits from vast quantities of 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 of Wallington, Purley, Croydon and Banstead are densely populated residential catchments which the property is able to service.

**DESCRIPTION**: - The property comprises a ground floor former restaurant premises with the benefit of an external extractor hood (not tested), a food preparation area and some seating space. There is a rear fire escape, male and female WCs, and a bar area. The property has most recently been used as a restaurant, however, is considered suitable for a variety of uses within Class E. There is a 2m$^2$ coldstore (not tested).

**ACCOMMODATION**: -

| | |
|---|---|
| Gross frontage | 5.07m (16ft approx.) |
| Maximum depth | 13.3m(43ft approx.) |
| Maximum width | 6.10m (20ft) |
| Sales area | 45.61m$^2$ (491ft$^2$ approx.) |
| Food prep area | 12.8m² (137ft²) |
| Cold store | 2m$^2$ (22ft$^2$) |
| Ancillary storage | 7.35m$^2$ (79ft$^2$) |
| Male and female WCs | |

**USE/PLANNING**: - The property currently falls within Class C of the Town & 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/PRICE**: - An initial rent of £17,500 (seventeen thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £17,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

**EPC RATING: -** The property has an EPC rating of 121 within Band E.

**VAT**: - We understand the property is not currently elected to VAT and VAT will therefore not be applicable.

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

020 8769 0161
www.hnfproperty.com
info@hnfproperty.com
@hnfprop

Viewings by prior arrangement - call our team for more information.

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

18th July 2024

specialist advice on all property matters










020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

@hnfprop


Viewings by prior arrangement - call our team for more information.


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


**18th July 2024**

hnf Property

specialist advice on all property matters