
TO LET

Unit 5, The Parade, Stafford Road, Wallington SM6 8ND



A ground floor lock up shop with a forecourt to let under a new lease.

**Lock up shop with
forecourt**

TO LET

£15,000

per annum exclusive



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Description

The premises comprises a visible shop fronted premises forming part of a small local parade. There is a forecourt to the front of the property. The premises is currently partitioned as a sales area, rear ancillary and a WC. There is air conditioning (not tested). The property was most recently used as a bakery but is considered suitable for a variety of uses such as retail, professional services, some leisure and quasi medical.

Location

The property is situated fronting Stafford Road, in a visible position in Wallington. Stafford Road is a main link road between Wallington and Croydon and is a busy bus route. The property benefits from passing vehicular traffic which is particularly heavy during the rush hour periods. Stafford Road contains a variety of commercial occupiers. The surrounding areas are densely populated residential catchments which the property is able to service.

Accommodation

Gross frontage	8.7m (29ft) approximately
Internal width	6.68m (22ft) approximately
Maximum depth	4.7m (15ft) approximately
Sales area	31.86m ² (342 ft ²) approximately
Rear ancillary	11.22m ² (120 ft ²) approximately
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 68 within Band C.







Business Rates

The property has a rateable value of £13,750.

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

VAT

We are advised by the landlord that the property is not elected to 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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