

CLASS E PREMISES TO LET / FOR SALE

5 Stafford Road
Wallington
SM6 9AQ

1,493 sq. ft.
(138.68 sq. m.)



LARGE NEW DOUBLE FRONTED RETAIL UNIT





LOCATION

The property is located to the south of Wallington Town Centre and to the south side of Stafford Road (B271). Wallington train station is approx. a 5-minute walk to the north.

The unit is opposite Sainsbury supermarket, with its shopper's car park. Other nearby occupiers include Wallington Cycles, Geyfords car showroom, British Heart Foundation and Superdrug, Clarks, Peacocks, Nationwide Building Society and Card Factory in the nearby Wallington Square.

DESCRIPTION

The property comprises a newly built double fronted retail unit provided in shell condition. Water, electricity and drainage supplies are available but to be connected. Floor to ceiling height of just over 3 meters makes this suitable for a variety of uses.

AMENITIES

- Busy Town Centre location opposite Sainsbury
- Shell condition allowing flexible use of space
- Double fronted with 3m height slab to slab

VAT

The property is not elected for VAT.

LEASE/SALE

A new lease is available on terms to be agreed.

Alternatively, a long lease is available for purchase at **£335,000**. 125 years from 2021.

ACCOMMODATION

Ground Floor

Shell (GIA)	1,493 sq. ft. (138.68 sq. m.)
ITZA	1,237 sq. ft. (114.97 sq. m.)

USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

EPC

To be assessed

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

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Rent: £30,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: To be assessed
UBR 2023/2024 - £0.499p in the £
Source: VOA website.

Interested parties should make their own enquiries with Sutton Council to confirm the rates payable.



HISTORY

This property is part of the redevelopment of the site of the former Wallington Public Hall. Constructed in 1934, the Hall finally closed in 2015 and now comprises 31 flats (8 x 1 bed, 21 x 2 bed and 2 x 3 bed).



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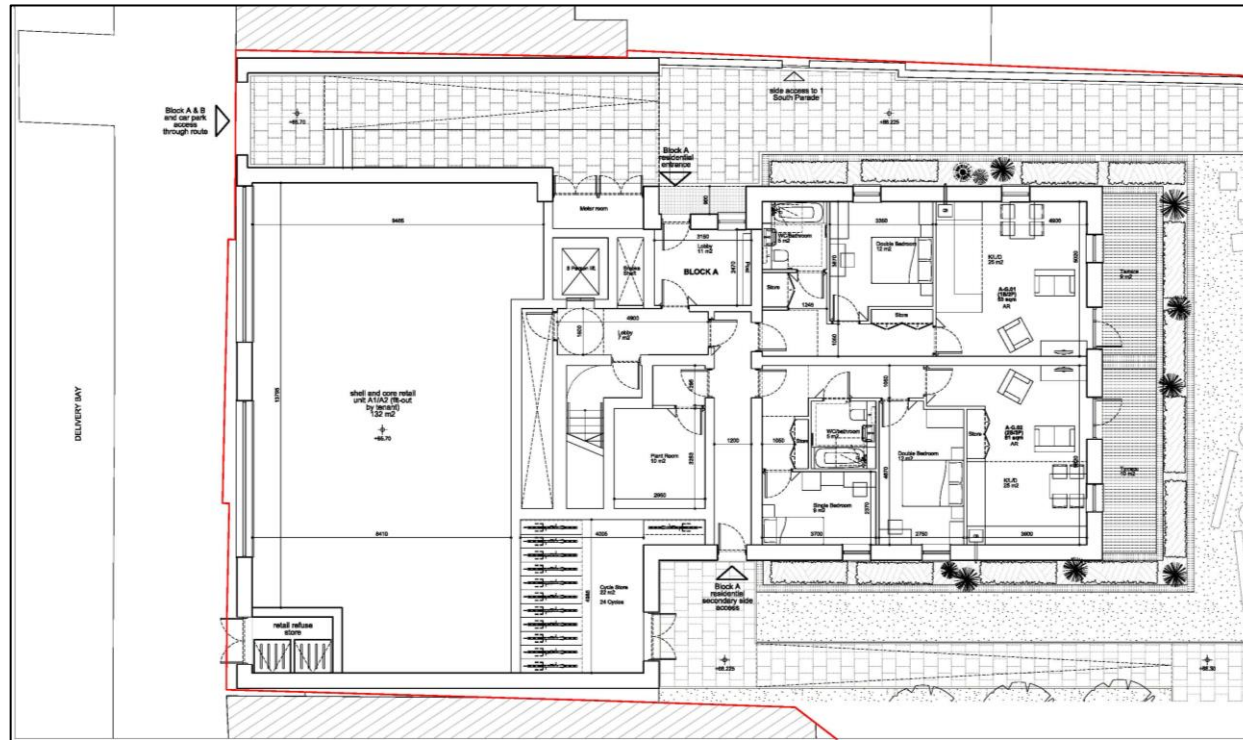
Email: commercial@as-r.co.uk



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GROUND FLOOR PLAN



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