

CLASS E PREMISES TO LET

5 Stafford Road
Wallington
SM6 9AQ

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



andrew scott
robertson
commercial

LARGE NEW DOUBLE FRONTED RETAIL UNIT



PROFESSIONAL PROPERTY PEOPLE





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 (possible sale)

A new lease is available on terms to be agreed.

Alternatively, a long lease may be available for purchase. Further details on application.

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. Restaurant use will not be considered.

EPC

To be assessed

LEGAL COSTS

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

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5 Stafford Road
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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

Quinton Scott Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
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- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

RATES

2023 List Rateable Value: To be assessed
UBR 2025/2026 - £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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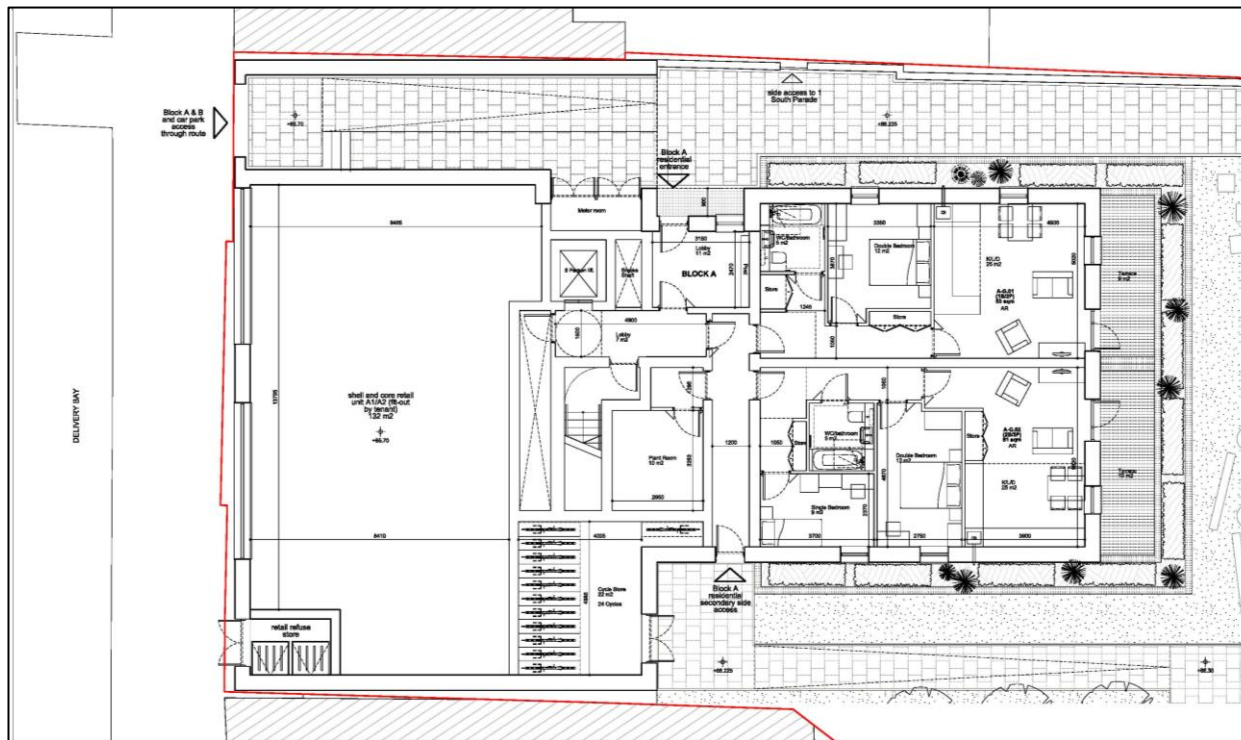
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GROUND FLOOR PLAN



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