

bargain buys big brands, big discounts**Opening Summer 2019**

WALLINGTON

SHOP TO LET

UNIT 34 WALLINGTON SQUARE SHOPPING CENTRE



LOCATION

Wallington is an affluent suburb, situated between Sutton and Croydon on the A232. Wallington Square has recently undergone a multimillion pound refurbishment with 2 new residential blocks above the shopping centre and the mall refurbished.

We recently completed with **Bargain Buys**, who will open their new 6,000sqft store in summer 2019.

The premises occupy a central position, where nearby occupiers include **Peacocks, Thomas Cook, Superdrug, Boots the Chemist** and **Clarks**.

ACCOMMODATION

The property is arranged over ground floor only, providing the following approximate dimensions and floor areas:

Internal Width	17ft 6 inches	5.3m
Shop Depth	52ft	15.85m
Ground Floor Sales	835sq ft.	77.57sqm

LEASE

The premises are available on a new 5 or 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£23,000 per annum exclusive.

RATING

We have been informed by the Local Rating Authority that the current rating assessment has been deleted. The estimated Rateable Value for the shop is approximately £9,000, hence the premises qualify for Small Business Relief with no business rates payable. Interested parties are advised to make their own enquiries with the Local Authority for verification.

VIEWING

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