



## 1-2 Ross Parade, Wallington, SM6 8QG

A highly visible recently refurbished corner premises to let.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 1-2 Ross Parade, Wallington, SM6 8QG

## £35,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting both Ross Parade and Manor Road in Wallington town center. The property located amongst a range of multiples such as a Wetherspoons public house directly opposite, a PaddyPower and a TSB Bank as well as a range of smaller independents. There are temporary parking bays on Ross Parade promoting quick-stop trade and Wallington train station is within striking distance. The property benefits from significant passing vehicular traffic on Manor Road which is also a bus route as well as pedestrian foot flow generated by the other local trades. The local area is a densely populated residential catchment which this unit is well positioned to service.

**DESCRIPTION:** - The property is a well fronted ground floor commercial space which has recently undergone a schedule of refurbishment. There is significant frontage to Ross Parade and Manor Road, Wallington's High street. The property benefits from high ceilings and would be well suited to welfare/Leisure and Retail operations.

**ACCOMMODATION:** -

Gross frontage 18.59m (61 ft)  
Ceiling height 3.757m (12 ft approx.)  
Gross Internal Area 122.4m<sup>2</sup> (1317ft<sup>2</sup> approx.)

**USE/PLANNING:** -We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses. The property is considered particularly well suited to retail, welfare, medical and quasi-medical and some leisure uses. Interested parties should make their own enquiries of the local planning authority 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:** - An initial rent of £35,000 (thirty-five thousand pounds) per annum exclusive is sought

**BUSINESS RATES:** - The property is to be subject of a rating revaluation following physical alteration.

**EPC RATING:** - The property has an EPC rating of 53 falling within Band C. This rating will be updated upon receipt.

**VAT:** - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents.

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

**DISCLAIMER:** - Please note that the external image is a Computer-Generated Image intended for illustrative purposes only.

020 8769 0161

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

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5<sup>th</sup> March 2024



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