



80 Stafford Road, Wallington, SM6 9AY

A ground floor former restaurant premises available to let on a new lease.



020 8681 2000

info@hnfproperty.com

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£17,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Stafford Road in a highly visible position in Wallington, Surrey. Stafford Road is the main link road between Wallington and Croydon and is a busy bus route. The property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush hour periods. Stafford Road contains a variety of commercial occupiers and there are a number of short-term parking spaces available along Stafford Road encouraging quick-stop trade to the wider area. The surrounding areas of Wallington, Purley, Croydon and Banstead are densely populated residential catchments which the property is able to service.

DESCRIPTION: - The property comprises a ground floor former restaurant premises with the benefit of an external extractor hood (not tested), a food preparation area and some seating space. There is a rear fire escape, male and female WCs, and a bar area. The property has most recently been used as a restaurant, however, is considered suitable for a variety of uses within Class E. There is a 2m² coldstore (not tested).

ACCOMMODATION: -

Gross frontage	5.07m (16ft approx.)
Maximum depth	13.3m(43ft approx.)
Maximum width	6.10m (20ft)
Sales area	45.61m ² (491ft ² approx.)
Food prep area	12.8m ² (137ft ²)
Cold store	2m ² (22ft ²)
Ancillary storage	7.35m ² (79ft ²)
Male and female WCs	

USE/PLANNING: - The property currently falls within Class C of the Town & Country Planning Use Classes Order.

Interested parties should make enquiries of the local authority in respect of their intended use 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/PRICE: - An initial rent of £17,500 (seventeen thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £12,000. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 121 within Band E.

VAT: - We understand the property is not currently elected to VAT and VAT will therefore not be applicable.

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

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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18th July 2024



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