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TO LET

**SHOWROOM / RETAIL – 6,816 SQ FT (633 SQ M) PLUS WORKSHOP/STORE
1 STAFFORD ROAD, WALLINGTON SM6 9AQ**

DESCRIPTION

A highly visible car showroom with the ability to display up to 8 cars. Adjoining the unit is a car workshop which can be combined with the main showroom or utilised independently.

Planning permission has been obtained for the change of use from Sui Generis to Class E.

LOCATION

Wallington is a busy local district centre with a number of multiple retailers and successful independents.

Sited on the corner of Stafford Road, immediately opposite Sainsburys and a few hundred metres away Wallington station with trains straight to London Bridge and Victoria.

Other notable retailers nearby include, HSBC, KFC, Iceland, Specsavers, Sainsburys, Greggs, Costa and Lidl.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Showroom / Retail	4.378	440
Workshop / Store	2.078	193
TOTAL	6.816	633

RENT

On application.

TENURE

A new effective FRI lease for a term to be agreed.

RATES

The current Rateable Value of the property is £57,000.

VAT

VAT will be chargeable on the quoting terms.

LEGAL COSTS

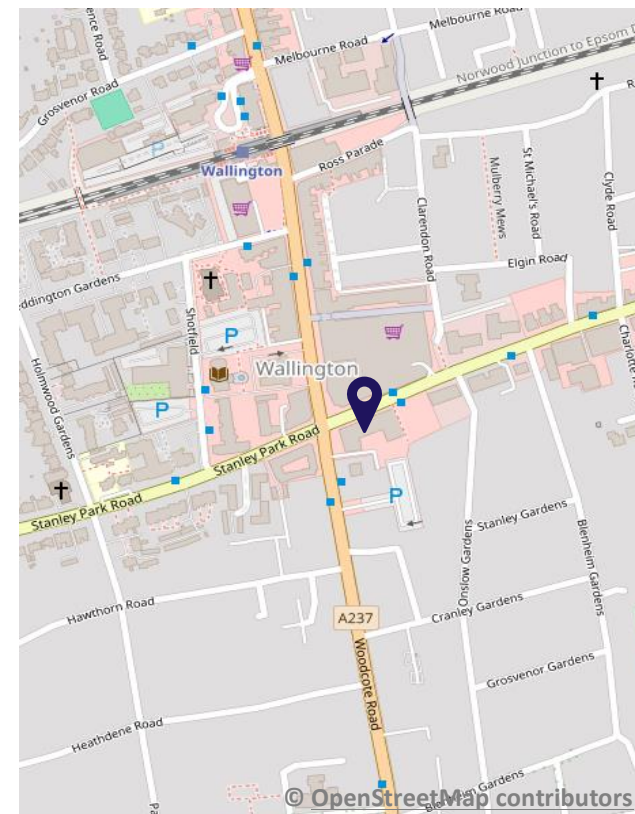
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC Rating B.

PLANNING

Change of use of the ground floor commercial unit from a Sui Generis car showroom to Class E granted July 2022
Application Nos DM2022/00891



VIEWINGS – 020 8662 2700

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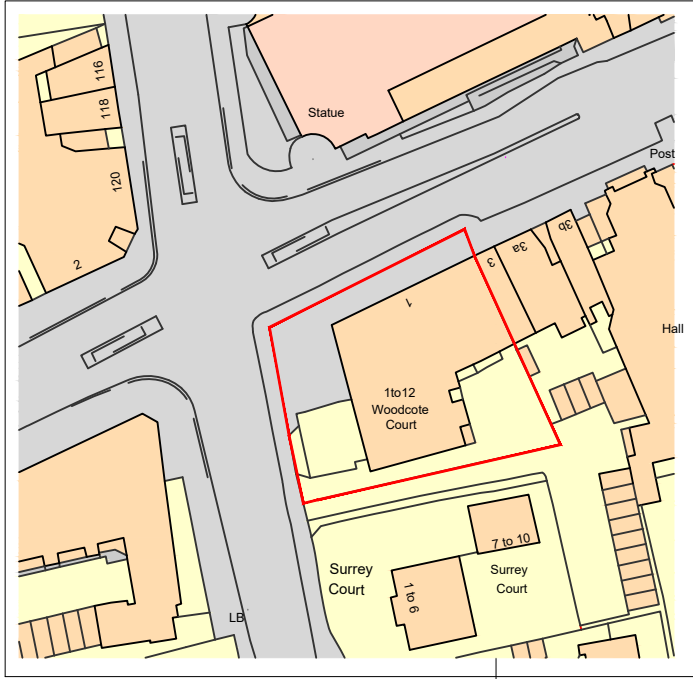


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Location Plan 1:1250

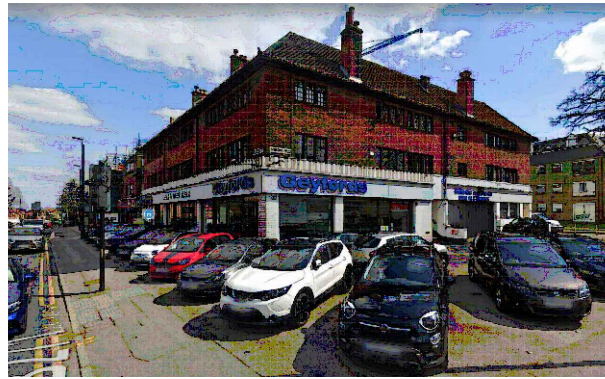
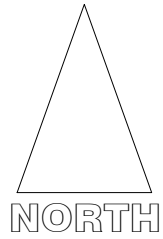
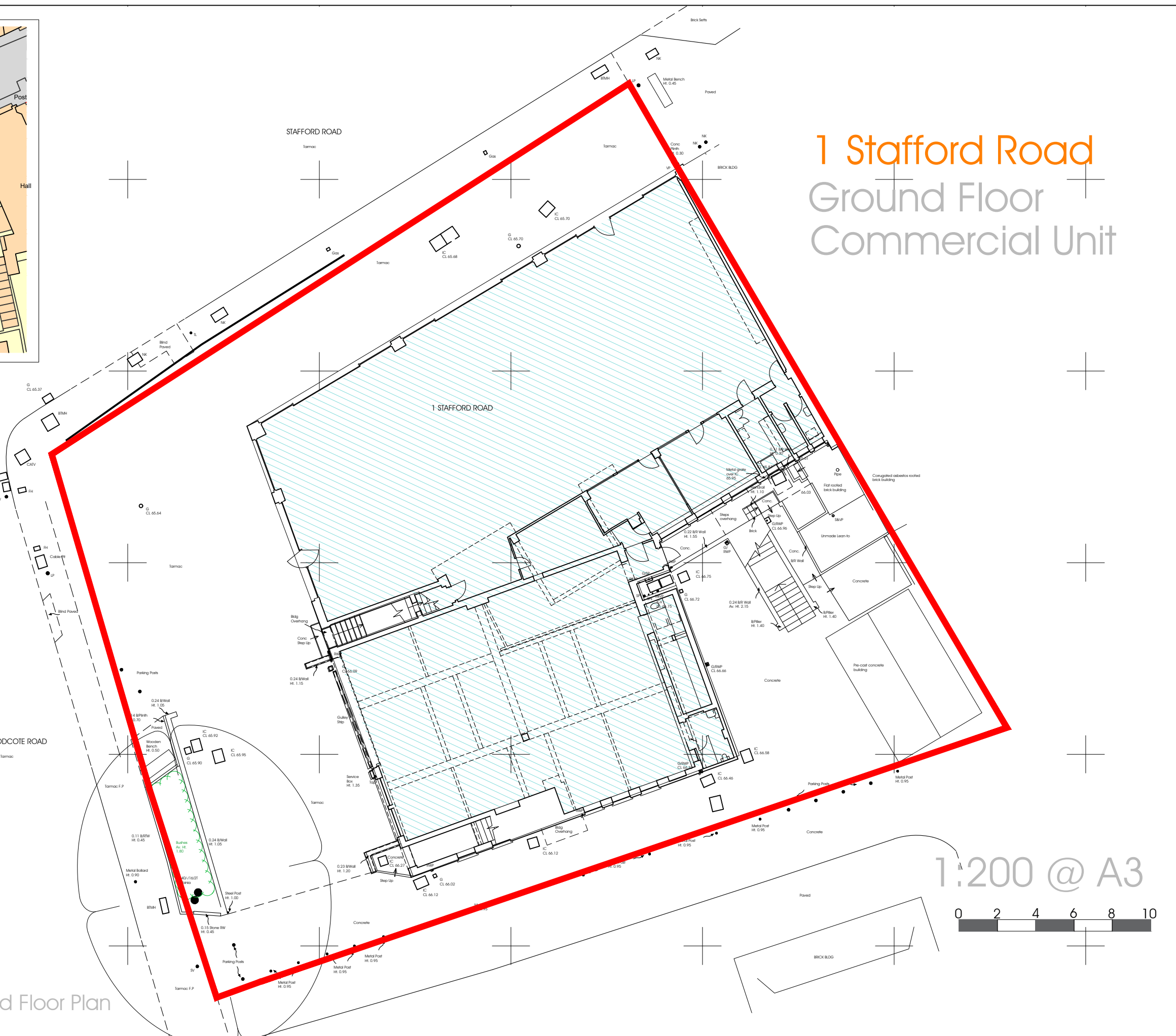


Photo of Corner of Site

WOODCOTE ROAD



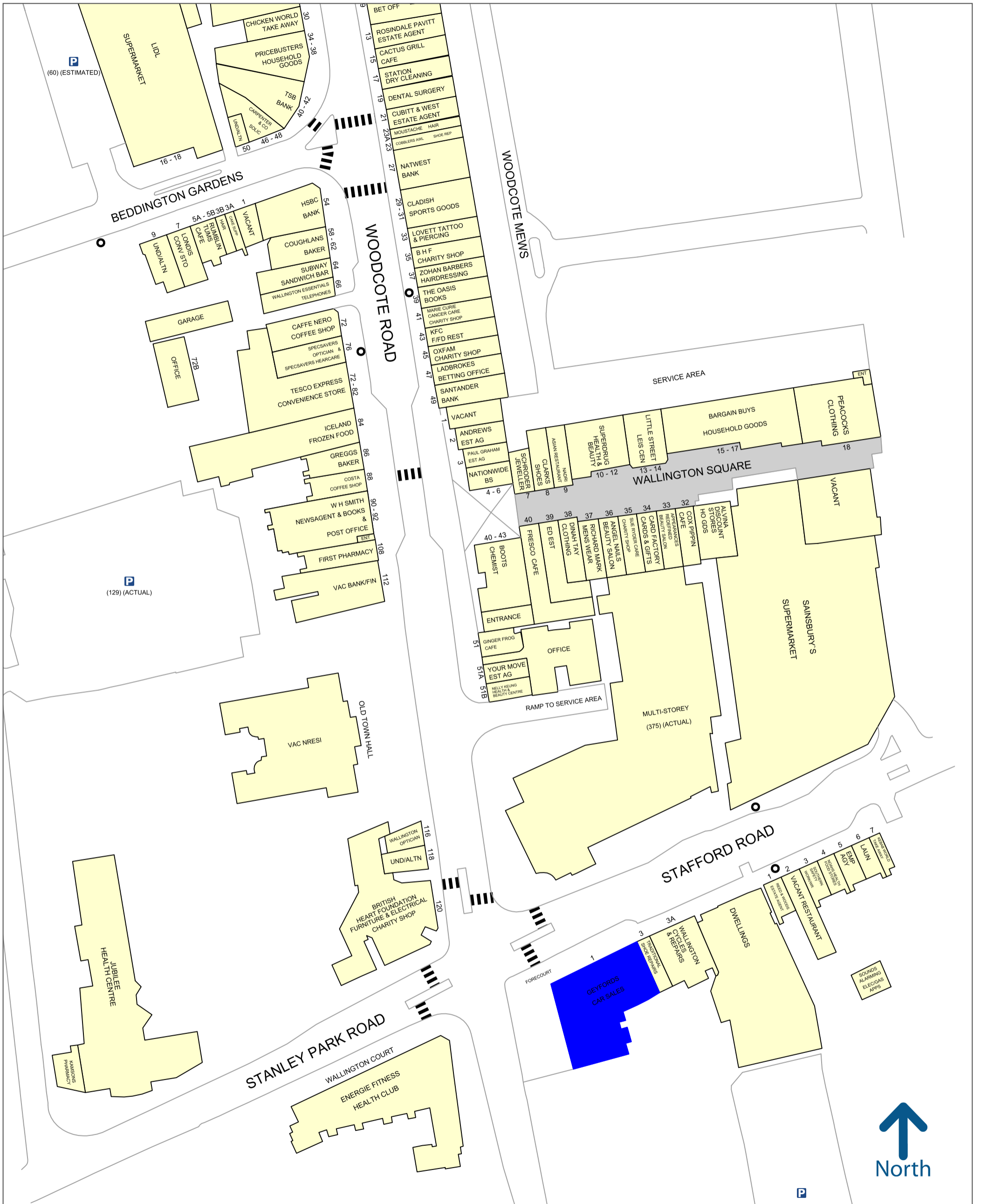
Existing and Proposed Ground Floor Plan



1 Stafford Road Ground Floor Commercial Unit

1:200 @ A3





50 metres

Experian Goad Plan Created: 09/09/2024

Created By: Stiles Harold Williams

