

A1 RETAIL UNIT TO LET 88 WOODCOTE ROAD WALLINGTON SM6 0LY

LOCATION

The premises are located in a prime trading position on Woodcote Road directly opposite the entrance to the Wallington Square shopping centre, halfway between the junction with Stafford Road and Wallington train station.

Operators in close proximity include **Greggs, WHSmith, Iceland, Specsavers, Caffè Nero** and **Tesco Express**.

ACCOMMODATION

The premises are laid out over ground floor only offering the following approximate area:

Ground Floor 1,572 sq ft

The premises benefit from rear servicing with a single dedicated parking space.

LEASE

The premises are to be made available on a new lease for a term to be agreed.

RENT

£42,500 per annum exclusive.

USE

A1

LEGAL COSTS

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



RATES

Rateable Value 19/20 £28,750

Rates Payable 19/20 £14,490

Interested parties are advised to make their own enquiries with the relevant Local Authority.

EPC

Available on request.

VIEWING

Viewings to be arranged through sole agents Blanchflower Lloyd Baxter.

George Froud: gfroud@blb.uk.com

T: 0207 079 1200

M: 07846 230 953

Oliver Fowler: ofowler@blb.uk.com

T: 0207 491 8249

M: 07900 217 624

These particulars are for guidance only, accuracy cannot be guaranteed. They do not form part of any contract.

2nd Floor, 36 Lexington Street, London W1F 0LJ – Tel: 020 7491 7880

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