



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**150 Stafford Road, Wallington, SM6 9BS
£17,750 PER ANNUM EXCLUSIVE**

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TO LET

Approx 519 sqft (48.25 sqm)

DESCRIPTION

Opportunity to occupy a well-presented ground floor retail unit in a popular parade on Stafford Road Wallington. The property benefits from air-conditioning, rear access, an allocated parking space, WC, and roller shutter.

Ground Floor Retail	519 sqft	48.25 sqm
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RENT

£17,750 per annum exclusive.

LEASE

New lease. Terms to be agreed.

USE

Class E (Commercial Business & Service)

LOCATION

The property is situated on the North Side of the busy Stafford Road which links Wallington with Sutton and Croydon. The location benefits from a number of independent traders providing a variety of services. The centre of Wallington is less than 15 minutes walk away and Wallington Station provides regular services to Epsom, Sutton & London Victoria.

RATES

Rateable value: £10,250. Rates payable at 49.9p in the £ (2024/25). **Note 100% Small Business Rate Relief may be available. Prospective occupiers to satisfy themselves as to their eligibility.**

EPC

D-86 (Expires 2028)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

September 2024

FOLIO NUMBER

30265

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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