



**James ashley**  
**commercial**  
property consultants

27 Woodcote Road | Wallington | Sutton | SM6 0LH  
PRIME DOUBLE SHOP UNIT TO LET

# 27 Woodcote Road | Wallington | Sutton | SM6 0LH | DOUBLE SHOP UNIT TO LET

- ground floor
- 185.80 m<sup>2</sup> (2,000 ft<sup>2</sup>) approx.
- 'e' use class
- new lease available
- rent: £45,000 per annum
- alternative uses considered - s.t.p.

## DESCRIPTION

Large prime ground floor double retail unit, offered in a shell and core condition.

We understand that the premises have an 'E' Use Class, which includes; retail, restaurant, leisure, medical and office. Alternative uses will be considered, such as take away or educational - subject to planning.

## LOCATION

Situated on Woodcote Road (A237) between Ross Parade and Wallington Square, in the centre of Wallington.

Neighbouring occupiers include; Paddy Power, TSB, HSBC, Subway, Caffè Nero, KFC, Tesco Express, Santander, Ladbrokes, Iceland, Greggs, Costa, Nationwide, Boots, Holland & Barrett, together with a good mix of other independent and local traders.

Wallington mainline railway station is within walking distance, providing services to London Victoria, Clapham Junction and Epsom. There are also buses serving the area located on Woodcote Road.

## ACCOMMODATION

Ground floor	185.80 m <sup>2</sup>	2,000 ft <sup>2</sup>	N.I.A.
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## TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

## BUSINESS RATES

The rateable value will need to be re-assessed as it currently includes the First Floor. Contact Sutton Council on 020 8770 5000 to confirm what amount is actually payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents: -

**James Stefanopoulos or Ashley Brudenell**



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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