



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

79 Manor Road | Wallington | Surrey | SM6 0DE  
RESTAURANT TO LET WITH PARKING

# 79 Manor Road | Wallington | Surrey | SM6 0DE | RESTAURANT PREMISES TO LET

- ground floor, with parking & outside area
- 162.11 m<sup>2</sup> (1,745 ft<sup>2</sup>) approx.
- 'e' use class, with extraction & ducting
- new lease available
- rent: £50,000 per annum
- near train station

## DESCRIPTION

Prominent corner premises, currently arranged at a large front open plan seating area, with bar/waiting area, male and female/disabled customer WC's, various storerooms, large kitchen, preparation/storeroom and staff WC. Benefits from a gas supply, 3 phase power, air conditioning, cooking hood and extraction ducting, double glazing, central heating, outside space and off-street parking spaces for 5-6 cars.

We understand that the premises have an 'E' Use Class, which now includes restaurant, retail, leisure, medical and office.

## LOCATION

Situated in a prominent position on Manor Road (A237) on the corner of Belmont Road, between Clifton Road and Melbourne Road in the centre of Wallington.

Neighbouring occupiers include Sainsburys Local, Snap Fitness, JD Wetherspoon, Paddy Power, TSB Bank, British Heart Foundation, Nat West, HSBC, Coughlan's Bakery, Subway, Caffe Nero, KFC, Oxfam, Tesco Express, Santander, Greggs, Iceland, Costa Coffee and Nationwide.

Wallington mainline railway station is almost opposite the premises, providing services to London Victoria, Clapham Junction and Epsom. There are also buses serving the area located on Manor Road.

## ACCOMMODATION

Ground floor	162.11 m <sup>2</sup>	1,745 ft <sup>2</sup>	N.I.A.
--------------	-----------------------	-----------------------	--------

## TENURE

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

## BUSINESS RATES

We understand that the current rateable value is £22,250 (including the first floor). Contact Sutton Council on 0208 770 5000 to confirm what amount is payable.

## VIEWING

By prior appointment by contacting the landlords sole letting agents:

**James Stefanopoulos or Ashley Brudenell**



✉ [info@james-ashley.co.uk](mailto:info@james-ashley.co.uk)

☎ 020 7127 8781

[james-ashley.co.uk](http://james-ashley.co.uk)



James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.