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Cosy Homes

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SHOP & GARAGE TO LET

HS HUGGINS STUART
E EDWARDS

154 Stafford Road Wallington SM6 9BS
£13,500 PAX

154 Stafford Road, Wallington, SM6 9BS

TO LET

Approx 359 sqft (33.36 sqm)

DESCRIPTION

Ground Floor shop unit situated in a popular retail parade on Stafford Road close to the junction with Sandy Lane South. The property benefits from a single garage, WC, and parking space to the rear. The property would benefit from refurbishment and incentives are available.

Shop	359 sqft	33.36 sqm
Single Garage (Approx)	170 sqft	15.79 sqm

RENT

£13,500 per annum exclusive

LEASE

New Lease. Terms to be agreed.

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 wide variety traders including Cafés, convenience stores and a Pharmacy. The centre of Wallington is less than 15 minutes walk away and Wallington Station provides regular services to Epsom, Sutton & London Victoria.

RATES

The property is currently assessed as part of the neighbouring unit 156 Stafford Road and will require reassessment on reletting. The combined rateable value for both units, as of 2017 is £15,250.

Rates payable at 49.9p in the £ (2022/2023)

EPC

In the course of preparation.

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

June 2022

FOLIO NUMBER

30037

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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