



**CLASS E UNIT TO LET**

163 Stafford Road, Wallington, SM6 9BT

## TO LET

Approx 1,264 sqft (117.39 sqm)

### DESCRIPTION

Opportunity to occupy a superbly presented ground floor retail/class E unit. The property comprises a large sales area and office to the rear with a single storey rear extension providing further retail/office space. The property benefits from 3-phase power, kitchenette, WC, rear access and an allocated off-street parking space on the forecourt.

Retail	749 sqft	69.55 sqm
Kitchenette	114 sqft	10.60 sqm
Office	64 sqft	5.95 sqm
Rear Sales	337 sqft	31.29 sqm
TOTAL	1,264 sqft	117.39 sqm

### RENT

£25,000 per annum exclusive.

### LEASE

New Lease, terms to be agreed.

### LOCATION

The property is situated on the South 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: £9,500. 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.

### VIRTUAL TOUR LINK:

<https://tour.giraffe360.com/b65c845a922e4d37b08b5d89159b4649/?lsf=1>

### EPC

E-124 (Note this EPC was commissioned prior to refurbishment. An improved rating is anticipated on reassessment).

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

November 2024

### FOLIO NUMBER

30277

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

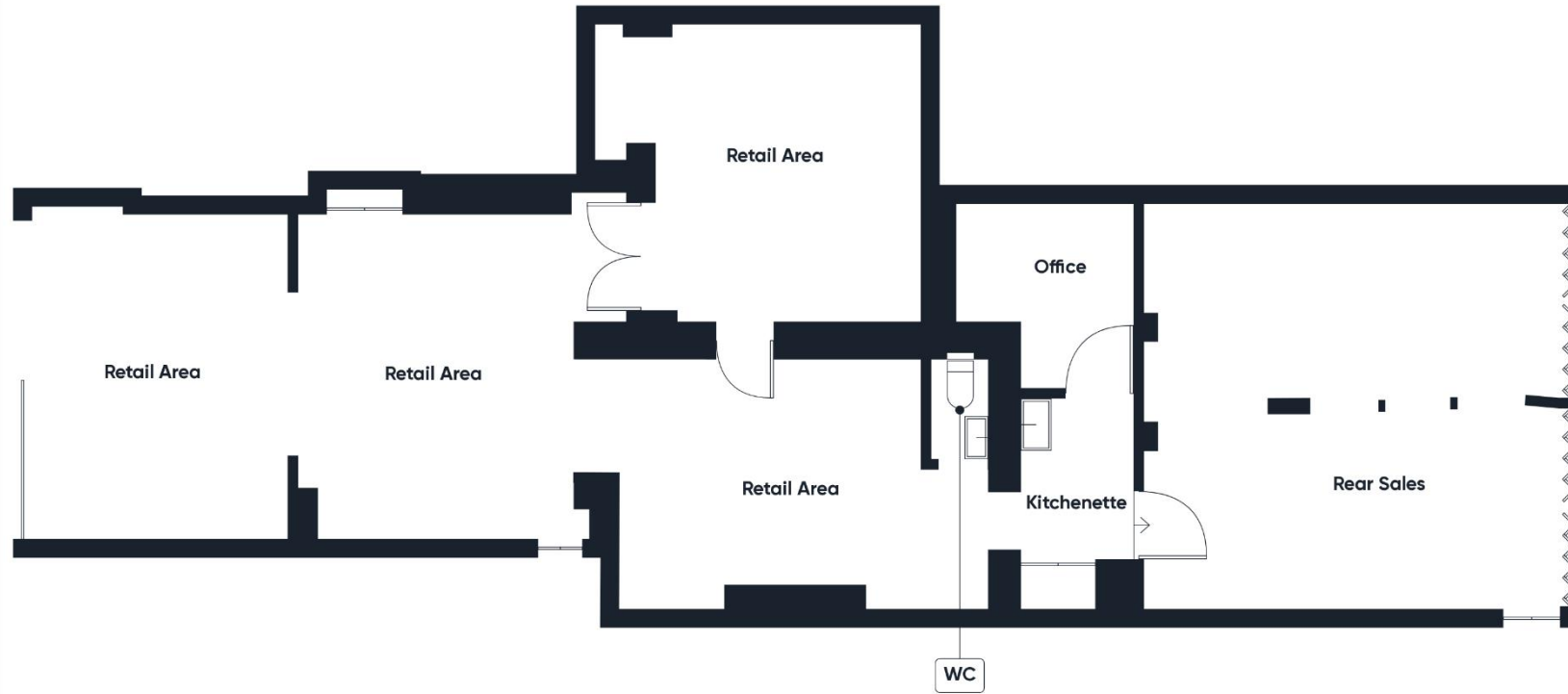
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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**020 8688 8313**

10 WEST STREET  
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Approximate total area<sup>(1)</sup>

105.72 m<sup>2</sup>

1137.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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