



EXECUTIVE SUMMARY

FOR SALE OR TO LET

- ▶ An opportunity to acquire the freehold of a two-storey mixed use building in Wallington. The property is also available to let on a new lease.
- ▶ The property offers vacant accommodation on the ground floor with four flats which have been sold off on long leaseholds.
- ▶ The property is located on Stafford Road (B271) which is well linked to Croydon and Wallington town centres.
- ▶ The property benefits from modern air-conditioned open plan office space with reception, partitioned meeting room with kitchen and WC facilities.
- ▶ Wallington benefits from excellent connectivity into London, with frequent direct trains to London Bridge, London Victoria & Croydon. Also excellent transport links by road.
- ▶ Wallington is a largely residential area of South London within the London Borough of Sutton.
- ▶ 776 sq ft (72 m. sq) internal area over the ground floor.
- ▶ **Offers in excess of £350,000 (Three hundred fifty thousand pounds) for the freehold interest.**
- ▶ **Available to let on a new lease at a rent of £25,000 per annum exclusive.**



DESCRIPTION

The property comprises a two-storey mixed use building of traditional brick construction which sits beneath a pitched and tiled roof and has painted rendered elevations.

The ground floor commercial accommodation is currently a modern air-conditioned open plan office space with reception seating area, partitioned meeting room and kitchen and WC facilities towards the rear.

The second floor comprises four residential flats that are sold off on long leases. The flats are accessed externally at the side of the property.

The property is in a prominent position on Stafford Road, amongst national, regional and local retailers.

Specifications:

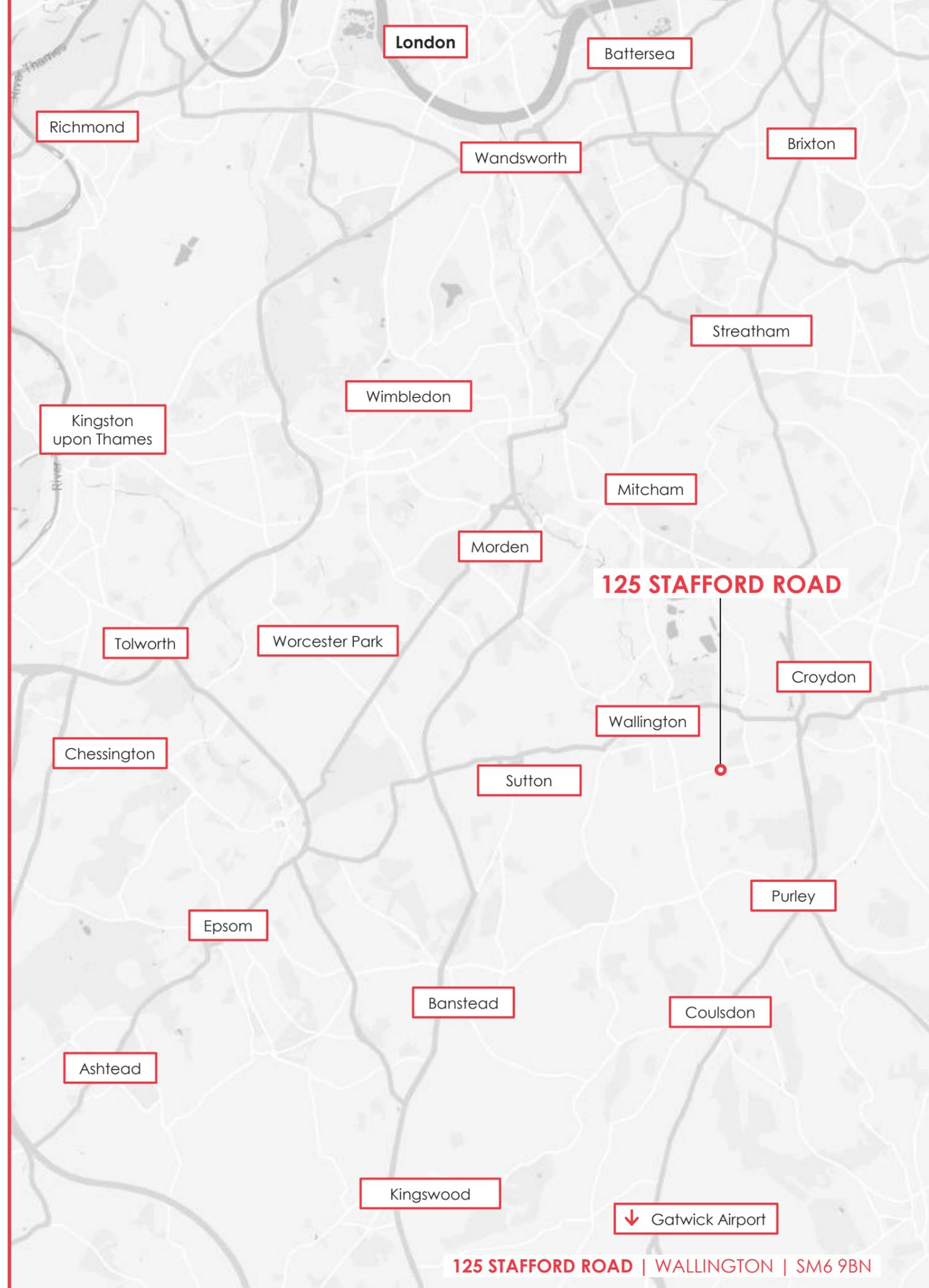
- Close to Wallington town centre
- Open plan modern office space
- Partitioned meeting room
- Ladies/gents WC facilities
- Kitchen facilities

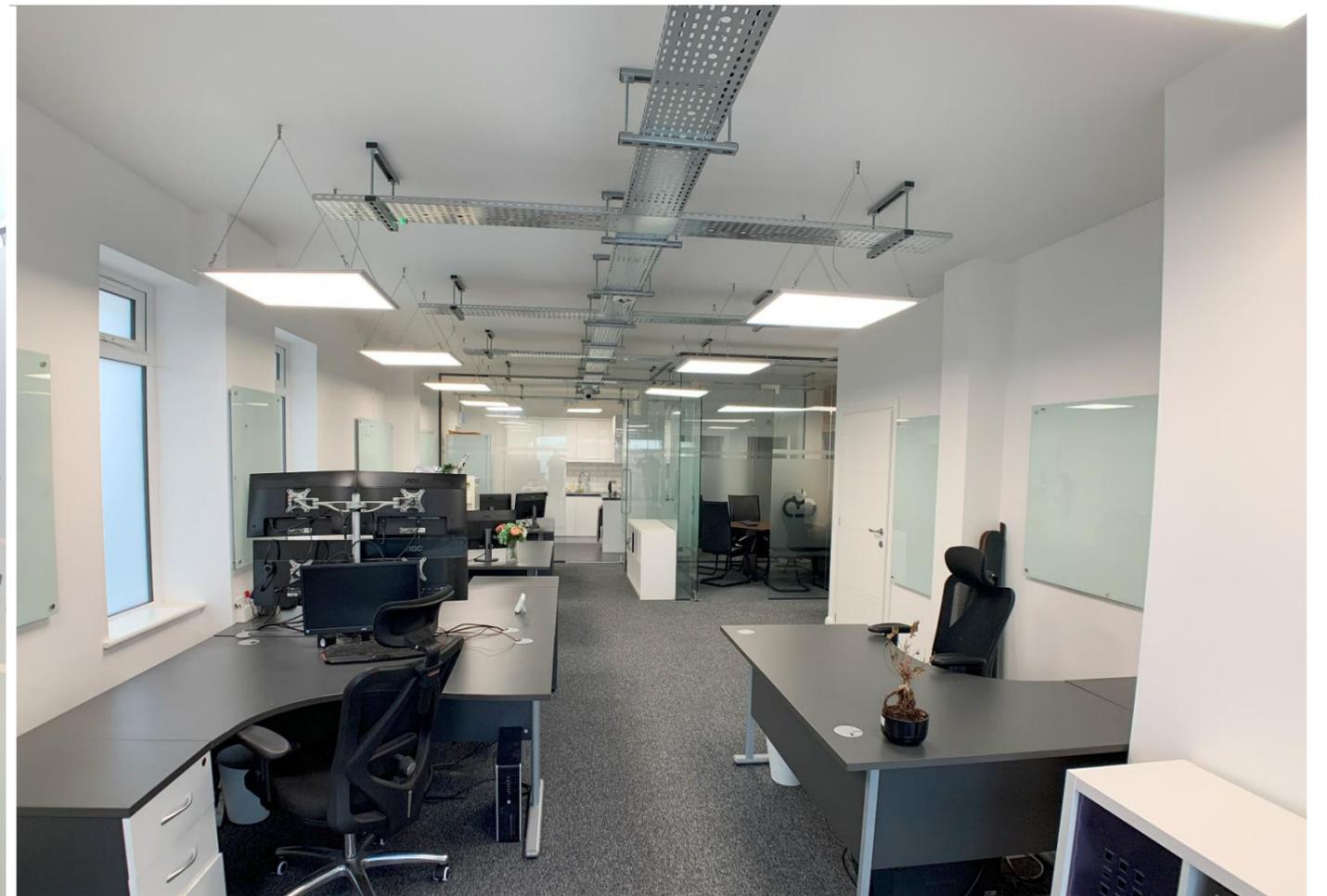
LOCATION

The property is located on Stafford Road (B271) which links Croydon and Wallington town centre. The property is in a prominent position on the edge of Wallington town centre, close to Sainsbury's Supermarket and a few minutes' walk from the other amenities of the town.

Wallington is in the London Borough of Sutton and is approximately 12 miles south of Central London. Croydon is 3 miles to the East and Sutton 3 miles to the West.

Wallington railway station is within Travelcard Zone 5. The property is approximately 10 minutes' walk from the mainline station providing regular services to London Bridge and London Victoria, Sutton and Croydon. Additional connections are available at Clapham Junction, Norwood Junction and West Croydon.





ACCOMMODATION

The retail unit has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice and provide the following net internal areas:

AREA / DESCRIPTION	SIZE (SQ.M)	SIZE (SQ.FT)
Ground Floor Office	59.43 sq.m	639.69 ft ²
Ground Floor Kitchen	9.56 sq.m	102.90 ft ²
Ground Floor Storage	3.18 sq.m	34.22 ft ²
TOTAL	72.17 sq.m	776.83 ft²

TENANCIES

125 Stafford Road offers vacant accommodation on the ground floor.

Flat 1 125a is let on a long lease for a term of 125 years from 2019 at an annual ground rent of £245.

Flat 2 125a is let on long lease for a term of 125 years from 2019 at an annual ground rent of £275.

Flat 3 125a is let on long lease for a term of 125 years from 2019 at an annual ground rent of £375.

Flat 125b is let on long lease for a term of 125 years from 2019 at an annual ground rent of £400.

TENURE

Freehold for sale or to let on a new lease for a term by negotiation.

LEASE TERMS

The property is available to let on a new lease at a rent of £25,000 per annum exclusive.

PRICE

Offers in the region of £350,000 (Three hundred fifty thousand pounds) for the freehold interest.



BUSINESS RATES

According to the Government website the property has a Rateable Value of £9,300. Small Business Relief may apply. More details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

To be confirmed by Landlord

ENERGY PERFORMANCE RATING

EPC is available on request

FURTHER INFORMATION

For further information and to make arrangements to view the property please contact:

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