



## Unit 8 Clyde Road Works, Clyde Road, Wallington, SM6 8PZ

A single-story class E unit in a back land position to let on a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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## Rent: £17,500 per annum exclusive

**LOCATION:** - The property is situated at the southern end of Clyde Road, in a back land location. the site entrance is just 60m from Stafford Road (B271). The surrounding area is a large residential catchment which the unit is able to service.

**DESCRIPTION:** - The property is part of a small complex of business units and is a ground floor commercial space with a kitchenette and 2 WCs accessed via double doors.

**ACCOMMODATION:** -

Width	5.760m (19ft) approx..
Depth	21.80m (71ft) approx.
Gross internal area	116.92m <sup>2</sup> (1,250ft <sup>2</sup> ) approx.

WC x 2  
Kitchenette

**TENURE:** - The property is to be offered by way of a new lease, the terms of which are to be negotiated.

**USE/PLANNING:** - We understand that the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order.

**Interested parties should make enquiries of the local Planning Authority prior to offer.**

**RENT:** - An initial rent of £17,500 (seventeen thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - We understand that the property has a rateable value of £14,250. Interested parties should contact the Local Authority to confirm the rates payable.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 117 within Band E.

**VAT:** - We understand that the property is not elected to VAT.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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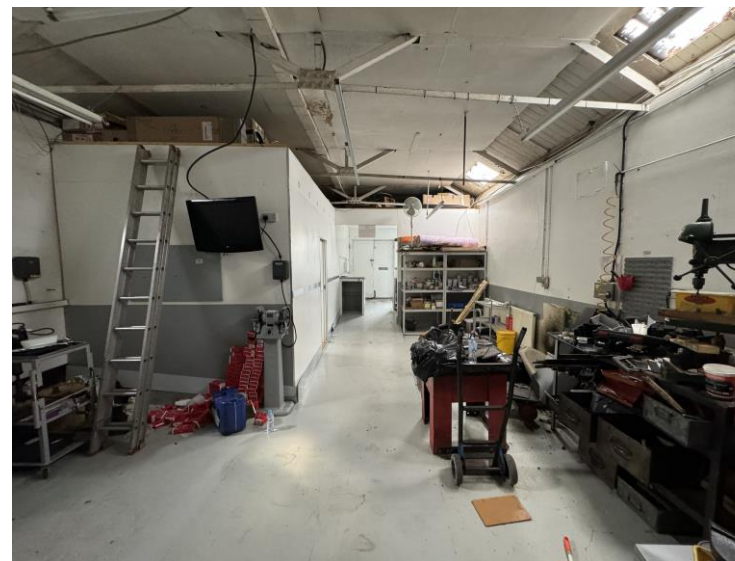
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Date: 04/09/24



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