

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **GARAGE & YARD** **TO LET**

WITH VEHICULAR ACCESS FROM SANDY LANE SOUTH, JUST OFF STAFFORD ROAD AND AVAILABLE UNDER A NEW LEASE.

### **REAR OF 181 STAFFORD ROAD,** **WALLINGTON, SURREY**

#### **LOCATION**

The property is situated with vehicular access from Sandy Lane South, which is just off Stafford Road in Wallington. The property is within a short drive of Croydon and Wallington town centres and are ideal for any business servicing that catchment area. The surrounding area is mixed residential and commercial, with a number of motor trade business represented nearby.

#### **DESCRIPTION**

The property comprises an open yard set behind retail premises, upon which is situated a brick built garage. The property is considered suitable for open storage or possibly vehicle storage, or for a similar use.

#### **ACCOMMODATION**

Total Yard Space	1780 sq.ft. approx. (165.36 m <sup>2</sup> ) incorporating a
Garage area of	125 sq.ft. approx. (11.61 m <sup>2</sup> )

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

#### **TENURE**

The property is offered by way of a new lease, the length of which is to be negotiated.

#### **USE/PLANNING**

We understand the premises have been used for storage in the past and would suit a similar purpose.

## **RENT**

An initial rent of **£6,000 (six thousand pounds)** per annum exclusive is sought.

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## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.