

Hooper

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SHOP/OFFICE **TO LET**

(FORMERLY A SOLICITOR'S OFFICE)

WITHIN WALLINGTON TOWN CENTRE AND AVAILABLE ON A NEW LEASE.ON REALISTIC TERMS

23 ROSS PARADE **WALLINGTON SURREY SM6 8QF**

LOCATION

The property is situated on the northern side of Ross Parade at the northern end of Wallington's town centre, close to The Whispering Moon, a J D Wetherspoon public house, flanked by a dry cleaners and Chinese restaurant, opposite the main Post Office, and 100 yards from Wallington mainline railway station.



DESCRIPTION

The property comprises ground floor lock-up shop premises with full height display window, and has been partitioned internally to form a reception area, 3 offices, and a kitchen/staffroom, with separate male and female WC facilities. The partitioning could potentially be removed by a prospective tenant to provide a large open plan area 5.18 m wide by 12.95 m maximum depth if wished. The premises have the benefit of gas-fired central heating.

ACCOMMODATION

Frontage	5.41 m (17'9")
Internal Width	5.18 m (17')
Shop Depth	12.95 m (42'6")
Sales Area up to	62.2 m² (670 ft.²) maximum

As presently partitioned:

Reception Area	18.35 m² (197 ft.²)
3 offices totalling	30.6 m² (330 ft.²)
Kitchen/Staffroom	5.17 m² (55 ft.²)

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

TENURE

To let on a new lease on standard full repairing and insuring terms

USE/PLANNING

The property was formerly occupied as a solicitor's office, but is shop fronted premises and would also potentially suit A1 retail use or perhaps D1 use, subject to obtaining any necessary planning permission. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to making an offer.

RENT

£9,750 (nine thousand seven hundred and fifty thousand pounds) per annum exclusive, the rent being subject to the addition of VAT at the appropriate rate.

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.