

Retail/Use Class E

# TO LET

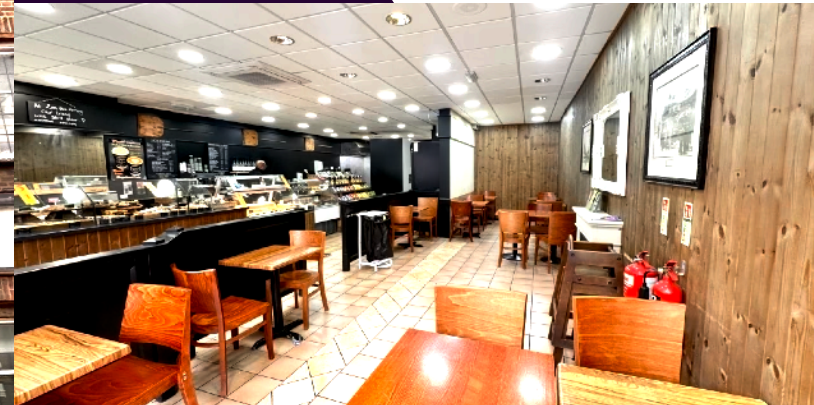
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**G&P PROPERTY**  
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 **58 Woodcote Road**  
Wallington Surrey, SM6 0LY



## USE CLASS E/RETAIL UNIT

## TO LET

- Central location in Wallington High Street
- Excellent roadside frontage
- Air conditioning
- Use Class E

### Viewing by appointment


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 **58 Woodcote Road**  
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### Location

Wallington is a busy local district centre with a number of multiple retailers and successful independents.

The property is situated on the eastern side of Woodcote Road (A237), between NatWest Bank and Cubitt & West. Other notable retailers nearby on Woodcote Road include Subway, HSBC, KFC, Iceland, Specsavers, Sainsburys, Greggs, Costa and Lidl.

Wallington Station is approximately 200 meters away which provides a fast train service to London Bridge and Victoria.

### Description/Accommodation

The property comprises a ground floor retail unit with double frontage and rear access. The property is centrally located on Woodcote Road giving excellent passing pedestrian traffic as well as vehicular traffic. The property is currently in use as a Bakers but would suit a variety of other uses under the broad Class E classification.

### Internal Area

Net internal areas as follows:

Ground Floor

**Total**            **93.43 sq m**        **1005 sq ft**

### Terms

The property is available by way of an assignment of the existing Lease of 5 years from the 4th August 2023. The current passing rent is £40,000 per annum, plus VAT (if applicable), subject to contract

### Business Rates

According to the Government website the property has a Rateable Value of £37,500. The UBR for 2026/7 is 43.2p in the £.

### Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

### Energy Performance Certificate

The Energy Rating is B (29). Full information is available upon request.



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