



James ashley
commercial
property consultants

79 Manor Road | Wallington | Surrey | SM6 0DE
RESTAURANT TO LET WITH PARKING

79 Manor Road | Wallington | Surrey | SM6 0DE | RESTAURANT PREMISES TO LET

- ground floor, with parking & outside area
- 162.11 m² (1,745 ft²) approx.
- 'e' use class, with extraction & ducting
- new lease available
- rent: £45,000 per annum
- near train station

DESCRIPTION

Prominent corner premises, currently arranged at a large front open plan seating area, with bar/waiting area, male and female/disabled customer WC's, various storerooms, large kitchen, preparation/storeroom and staff WC. Benefits from a gas supply, 3 phase power, air conditioning, cooking hood and extraction ducting, double glazing, central heating, outside space and off-street parking spaces for 5-6 cars.

We understand that the premises have an 'E' Use Class, which now includes restaurant, retail, leisure, medical and office.

LOCATION

Situated in a prominent position on Manor Road (A237) on the corner of Belmont Road, between Clifton Road and Melbourne Road in the centre of Wallington.

Neighbouring occupiers include Sainsburys Local, Snap Fitness, JD Wetherspoon, Paddy Power, TSB Bank, British Heart Foundation, Nat West, HSBC, Coughlan's Bakery, Subway, Caffe Nero, KFC, Oxfam, Tesco Express, Santander, Greggs, Iceland, Costa Coffee and Nationwide.

Wallington mainline railway station is almost opposite the premises, providing services to London Victoria, Clapham Junction and Epsom. There are also buses serving the area located on Manor Road.

ACCOMMODATION

Ground floor	162.11 m ²	1,745 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable value is £22,250 (including the first floor). Contact Sutton Council on 0208 770 5000 to confirm what amount is payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents:

James Stefanopoulos or Ashley Brudenell



✉ info@james-ashley.co.uk

☎ 020 7127 8781

james-ashley.co.uk



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