



## PROMINENT CLASS E PREMISES - TO LET

- 1,962 Sq Ft (182.27 Sq M)
- £35,000 per annum exclusive



## Location

Wallington Square is located on the eastern side of Woodcote Road, in the heart of Wallington Town Centre, close to the junction with Stafford Road. The Centre links shopping on Woodcote Road with Sainsbury's Superstore and car park.

Nearby occupiers include Boots, Clarks Shoes, Nationwide, Poundstretcher, Card Factory, Peacocks and Superdrug.

## Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Ground Floor	1,059	98.38
First Floor	903	83.89
<b>Total Gross Internal Floor Area</b>	<b>1,962 Sq Ft</b>	<b>182.27 Sq M</b>

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£35,000 per annum exclusive

## Rates

According to the Government website the property has a 2023 Rateable Value of £14,500. Therefore, the rates payable for the current financial year for 2023-2024 are £6,029.58

NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is D (93).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**  
morganperez@centro.plc.uk

**Paul Harwood**  
paulharwood@centro.plc.uk

## Virtual Tour

<https://www.youtube.com/embed/Acqwy0AngEg?si=KbkWtg5zE0wBaFLz>

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials

