



TO LET
£12,500 PAX



Brooks Lodge, Railway Approach,
Wallington SM6 0DX

- Ground Floor Shop
- EPC: TBC
- 345 sq ft

LOCATION

The property is located opposite Wallington train station, with the main High Street located just 200 yards away.

nearby occupiers include Sainsburys Local, Bento Asian Restaurant, the Star Pub, My Gym, Snap Fitness & Wallington Food Centre.

DESCRIPTION

The property has a front retail area with floor to ceiling window, 3 rooms for storage/office or treatment rooms, a kitchen and WC.

RENT

Asking rent of £12,500 per annum exclusive.

LEASE

A new full repairing and insuring lease available on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs.

EPC RATING

TBC

Copies of the EPC's and Recommendation Reports are available upon request.



Ground Floor

Retail space	144 sq ft
3 office/store rooms total	175 sq ft
WC	
Kitchen	26 sq ft

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: to be Confirmed
We would recommend any interested parties
make their own enquiries as to the Rates
Payable. Businesses may be entitled to some
small Business Rate Relief, for further details
please contact Wallington Councils rates

VIEWINGS AND FURTHER INFO

Strictly by prior appointment
with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk