



Location

The subject property is located in Wallington, a town in the London Borough of Sutton in South London. The town is located almost equidistant between Sutton to the west and Croydon to the east. Wallington is situated 9.7 miles south-west of Charing Cross.

The premises are located in Wallington Square, a pedestrianised covered mall, adjoining Sainsbury's supermarket. Other retailers in Wallington Square include, Peacocks, Superdrug, Card Factory and Sue Ryder. There is a multi storey car park serving Wallington Square.

Description

The premises are arranged over ground floor only, providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	226.4	2,437

Quoting Rent

£30,000 pax.

Lease Terms

Available by way of a sub-lease of the existing lease due to expire July 2034.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £TBA
UBR (2022/23): £TBA
Rates Payable: £TBA

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Service Charge

TBC

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

<https://sainsburysproperties.co.uk/>

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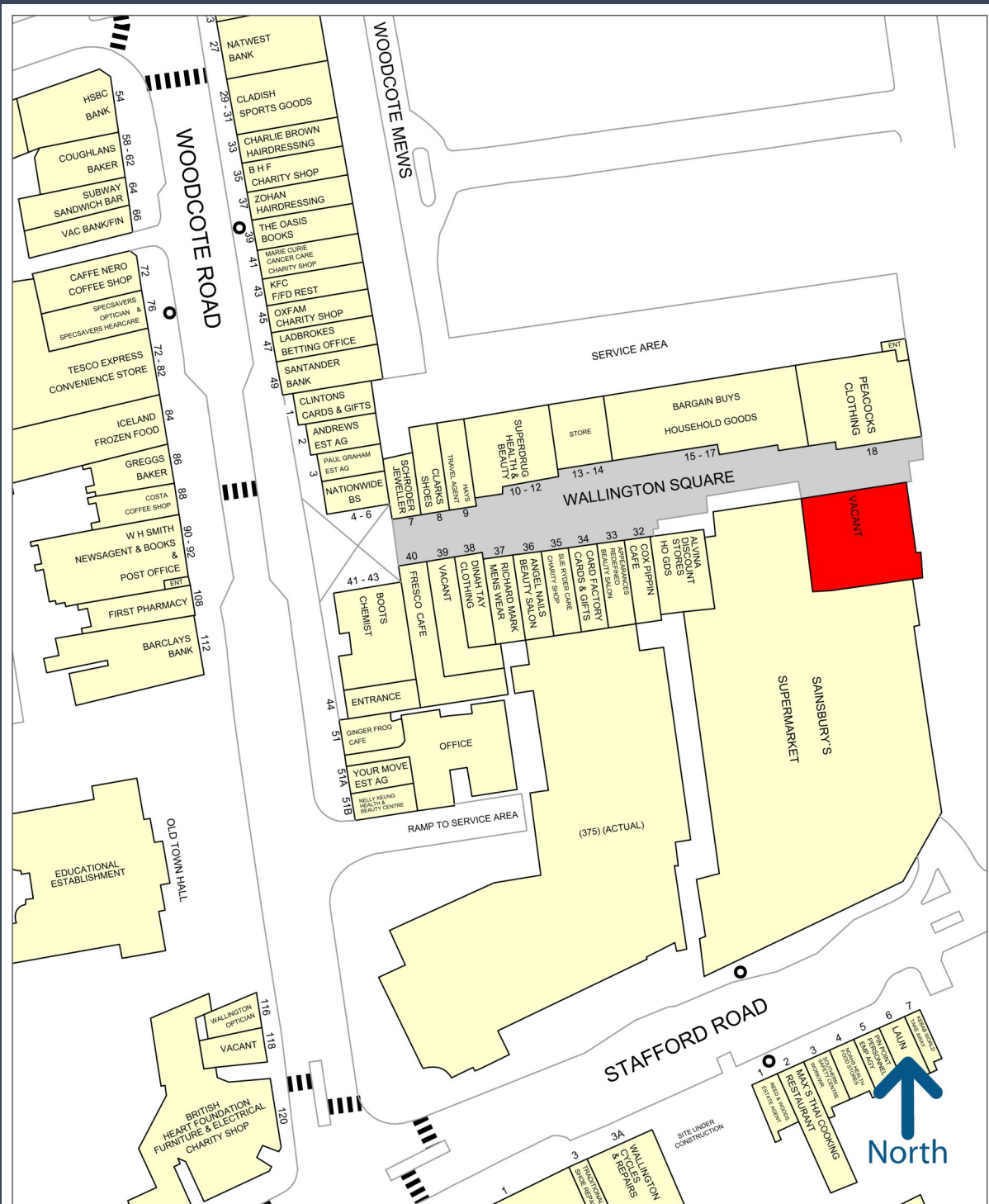
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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

June 2022

On the instructions of

Sainsbury's

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