

ERIC
SURVEYORS

Prime Corner Retail / Leisure Opportunity



For Sale / To Let

**110 -112 Woodcote Road
Wallington, London, SM6 0LY**

336 sq m / 3,616 sq ft

Location

The premises occupy a prime corner position at the junction of Woodcote Road and Readers Walk leading directly to two public surface car parks, Wallington Town Hall, Farmers Market and cafe gardens behind. Opposite Wallington Square Shopping Centre / Sainsbury's with 24hr multi storey.

Nearby retailers include: Boots, Costa, Clarks, Specsavers, Caffe Nero, Iceland, WH Smith/PO, Costa, Superdrug, Tesco and Holland & Barrett.

Wallington Station is within a 10 minute walk with frequent trains to London Victoria and London Bridge.

Premises

Redevelopment of prominent banking hall premises with rear servicing and refuse storage. The upper floors have Planning Permission to be self contained residential apartments. Plans can be provided on request.

Accommodation

Frontage: c.12.5m Frontage to Woodcote Road and 25m to Readers Walk.

Internal Width c.12 m | 40ft

Built Depth c. 30 m | 100ft

Ground Floor (GIA) 336 sq m | 3,616 sq ft

Outside pavement seating may be possible, subject to local authority consent.

Terms

New effectively Full Repairing and Insuring Ground Floor lease with minimum 10 year term at £90,000 pa with upward only review on 5th anniversary.

Freehold of whole building with Planning Permission - Price on Application.

Rates and EPC To be re assessed following re development.

Legal Costs Each side to pay their own costs

AML Checks will be made in line with Anti Money Laundering Regulations

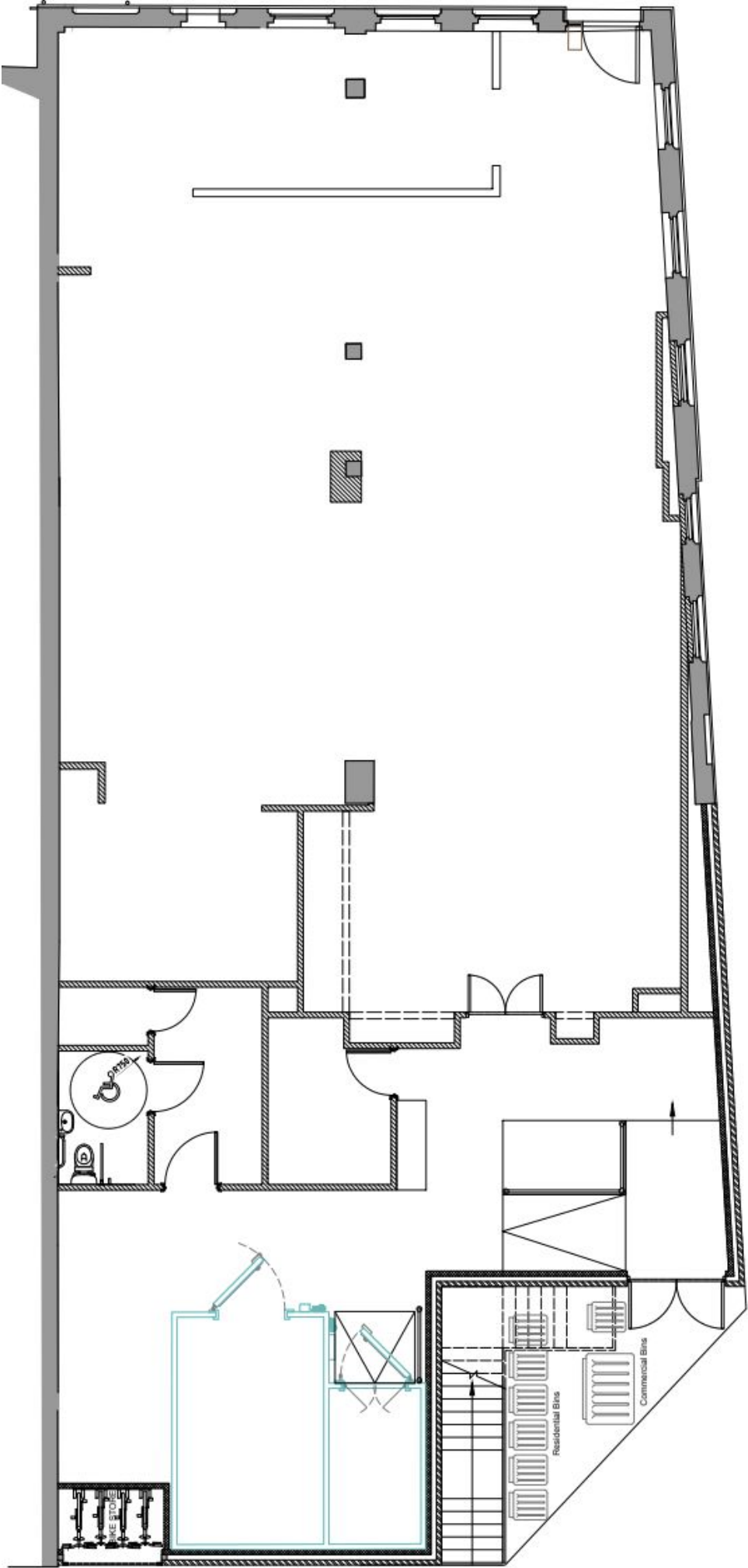


01494 422 359 office@ERICsurveyors.com

VIEWINGS BY APPOINTMENT ONLY

For further information *please contact:*

Andy Smith 07747 564 818
andy@ERICsurveyors.com



01 GROUND FLOOR PLAN
1:100



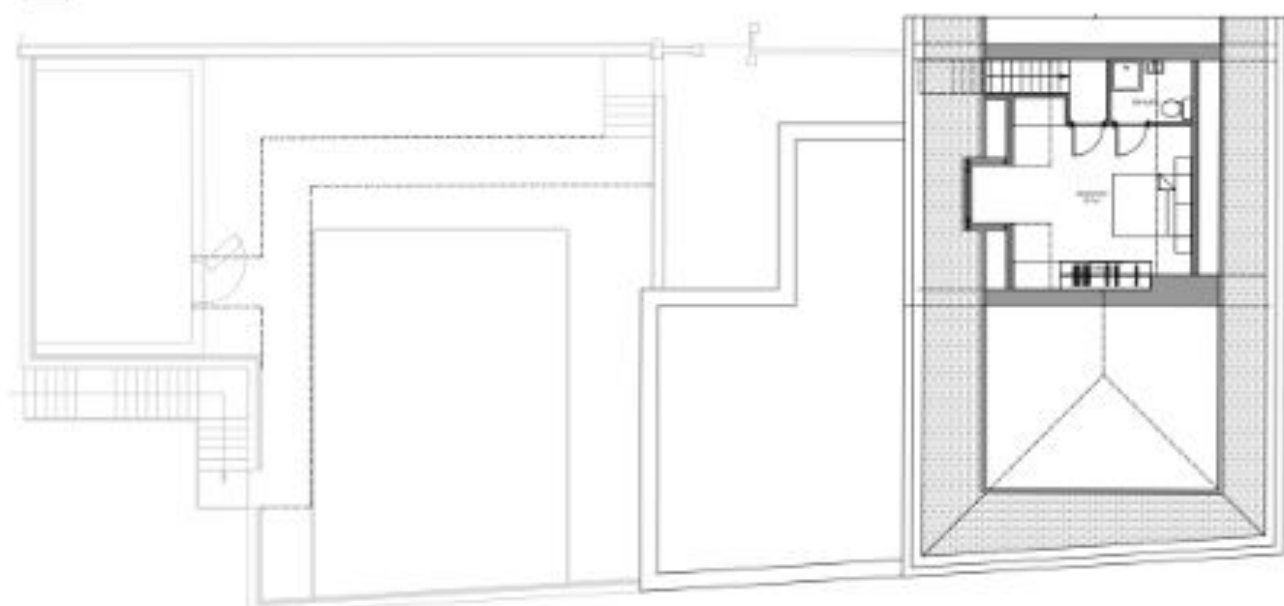
01 EAST FACING ELEVATION
1:100



01 GROUND FLOOR PLAN
1:100



02 FIRST FLOOR PLAN
1:100



03 ATTIC PLAN
1:100