



Prime Corner Retail / Leisure Opportunity



To Let

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

309 sq m / 3,325 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, Lidl, 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 are being redeveloped for 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) 309 sq m | 3,325 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.

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



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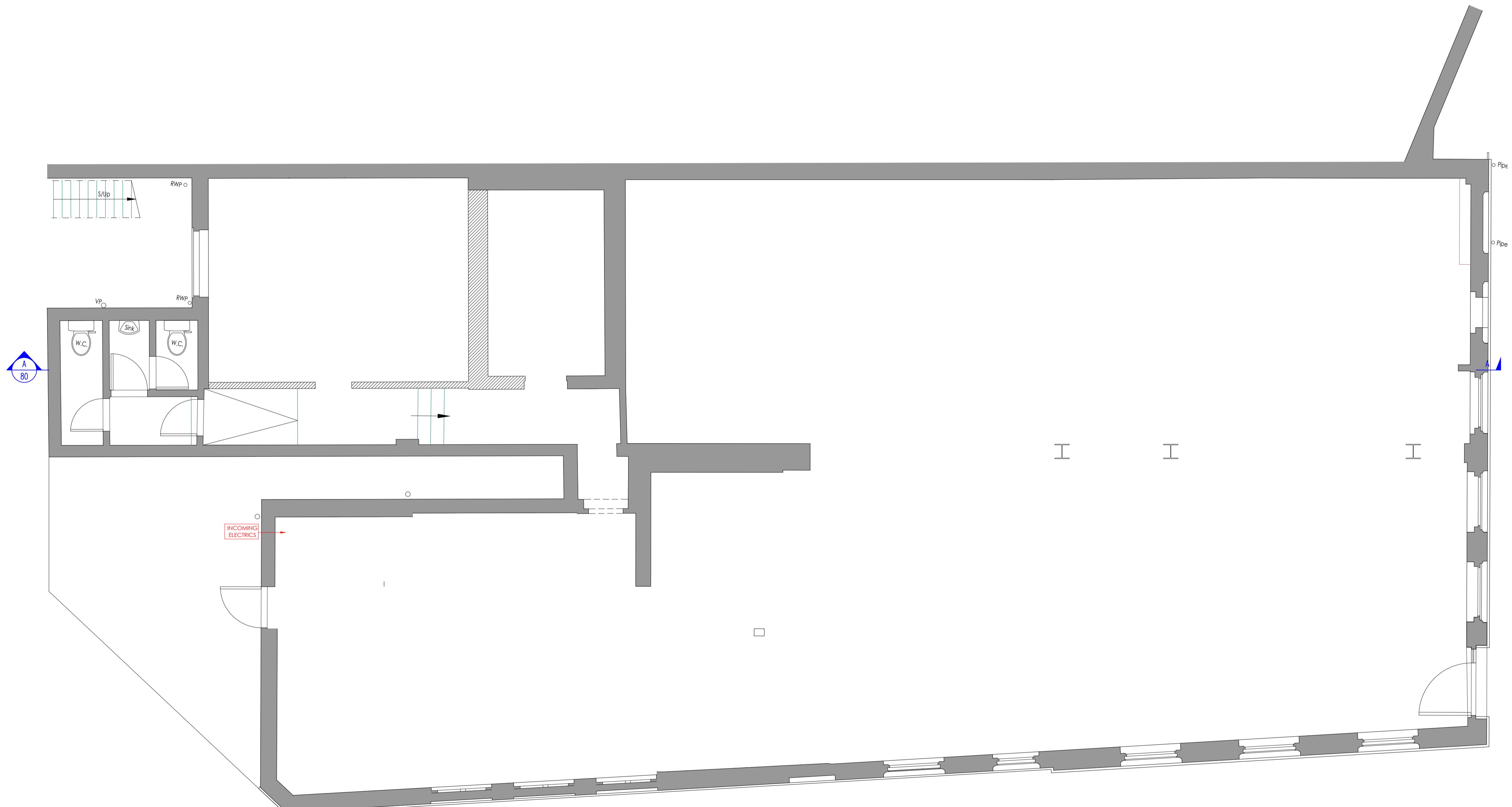
VIEWINGS BY APPOINTMENT ONLY
For further information *please contact:*

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NOTES:

1. To be read in conjunction with all other consultants drawings.
2. Contractors to check site conditions prior to commencement of work.
3. Any discrepancies to be reported directly to the AW Architectural Design Ltd.
4. Do not scale off drawing. Use figured dimensions only.
5. All dimensions to be checked on site.
6. All drawings are the copyright of AW Architectural Design Ltd.

FOR COMMENT



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0 1m 2m 3m 4m 5m

REV: DATE: DESCRIPTION:

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CLIENT: SIMPLY RETAIL

PROJECT: WALLINGTON

ADDRESS: 110-112 WOODCOTE ROAD
WALLINGTON
SM6 0LY

DRAWING TITLE: PROPOSED GROUND FLOOR GA

SCALE: 1:50 @ A1 DATE: JULY 2025

JOB NO: WL24-MS DRG NO: G20 REV:

DRAWN BY: AW CHECKED BY: AW

 ARCHITECTURAL
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EAST FACING ELEVATION

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