

**WILLIAMS  
HARLOW**

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## Manor Road Wallington, Surrey SM6 0BW

An opportunity to rent a Commercial Restaurant and Take Away in a prominent and visual position within Wallington. The internal size is approximately 900 square feet. There male and female WC, kitchen, preparation area and store. The front are provides a serving area and ample seating for numerous covers with opening windows to pavement.

£20,000 Per Annum -



## FRONT ENTRANCE

Accessed via glazed door to a small foyer with a further glazed door, giving access through to the:

## RESTUARANT AREA

8.43m x 6.20m (27'8 x 20'4)

Comprising of approximately 560 square feet with front facing full height window to the front. Downlighters. Tiled floor. Serving area which comprises of a bar and work surfaces. There is also good sized understairs storage cupboard. From here there is a doorway which provides access to:

## INNER LOBBY

1.37m x 0.81m (4'6 x 2'8)

With lighting which gives access to a:

## DISABLED/LADIES TOILET

1.52m x 2.06m (5'0 x 6'9)

## GENTS TOILET

1.40m x 1.40m (4'7 x 4'7)

## FIRST KITCHEN AREA

4.42m x 2.87m (14'6 x 9'5)

Tiled flooring. Sink. Extraction unit. Opening through to:

## SECOND KITCHEN AREA

1.83m x 2.13m (6'0 x 7'0)

Stainless steel sink with mixer tap and wall mounted gas central heating boiler. Window and connecting door to the rear. Steps up to a:

## STORE

3.25m x 2.06m (10'8 x 6'9)

## OVERALL SQUARE FOOTAGE

896 square foot.

## TERMS AVAILABLE

Between 5 and 10 years to be negotiated.

## RATEABLE VALUE

Services connected are electricity, telecoms, gas and drainage.

## COSTS

Each party to be responsible for their own legal costs.

## RESIDENTIAL FLAT ABOVE

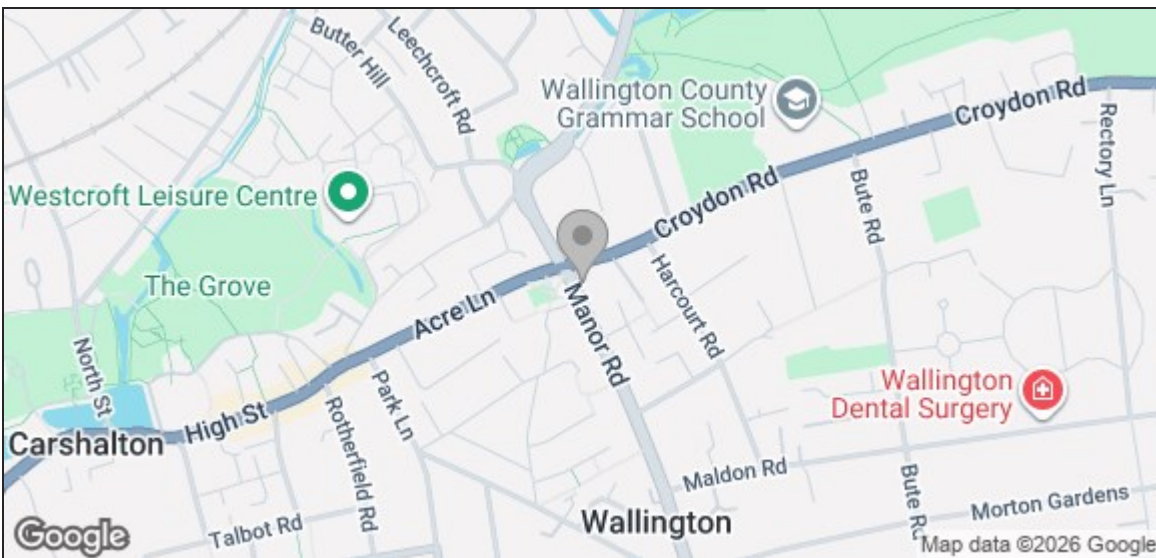
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There is a two bedroom first floor self contained flat above these premises (3a Manor Road) which can be let on an assured shorthold basis at £1,300pcm un-furnished. Please contact our lettings team on 01737 370022 Option 2 for further information



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	