



## 32 Mitcham Lane, Streatham, SW16 6NW

Substantial reversionary commercial investment with potential for sale.

020 8681 2000

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# 32 Mitcham Lane, Streatham, London, SW16 6NW

Offers in excess of £1,100,000 subject to the existing occupational tenancy

**LOCATION:** - The property is situated fronting Mitcham Lane close to the centre of Streatham and within reasonable walking distance of Streatham mainline station. Mitcham Lane is a busy thoroughfare and bus route linking Streatham with Mitcham and the property is exceptionally visible to passing vehicular traffic. Numerous bus routes service Mitcham Lane and Streatham High Road, which is within walking distance, and a range of facilities is provided by the centre of Streatham. The surrounding area is an extremely densely populated residential catchment, and the property is within walking distance of the open spaces of Tooting Bec Common.

**DESCRIPTION:** - The property comprises a two storey former schoolhouse set on a roughly rectangular plot and subject to an occupational lease. The property is arranged over two main floors and provides open halls at both ground and first floor with additional offices/medical space at ground floor and further offices at half landing level and first floor. Externally, there are parking and playground areas at either end of the building. The property has relatively high ceilings, reasonably good natural light, central heating and air conditioning (not tested) and WCs at both ground and first floor levels. The property comprises an attractive period built building and is well utilised by the current tenants.

## **ACCOMMODATION:**

### **Ground Floor**

Entrance hall	
Main hall	187.7m <sup>2</sup> (2020ft <sup>2</sup> ) approx.
Office	9.53m <sup>2</sup> (103ft <sup>2</sup> ) approx.
Medical room	9.24m <sup>2</sup> (99ft <sup>2</sup> ) approx.
WC and washroom	
Half landing office	14.1m <sup>2</sup> (151ft <sup>2</sup> ) approx.

### **First Floor**

Main hall	126.7m <sup>2</sup> (1364ft <sup>2</sup> ) approx.
Office 1	20m <sup>2</sup> (215ft <sup>2</sup> ) approx.
Office 2	19.1m <sup>2</sup> (206ft <sup>2</sup> ) approx.
Middle area (no natural light)	19.4m <sup>2</sup> (209ft <sup>2</sup> ) approx.
Total	405.77m <sup>2</sup> (4368ft <sup>2</sup> ) approx.

External areas at either end of the building.

**USE/PLANNING:** - The property is believed to fall within Class F1 of the current Town and Country Planning (Use Classes) Order and is occupied by a church operation.

**TENURE:** - The property is to be offered freehold, subject to the existing commercial lease. The lease is held under a lease from 26 September 2006 for 10 years and the lessees are therefore holding over under the terms of the existing lease. The current rent passing is £47,500 per annum exclusive.

**RENT/PRICE:** - Offers in excess of £1,100,000 are sought for our client's freehold interest, subject to the existing tenancy.

**BUSINESS RATES:** - The property does not appear on the current rating list and interested parties should make their own enquiries of the rating authority.

**EPC RATING:** - The property is exempt from EPC requirements as a place of worship.

**VAT:** - We are advised that VAT is not chargeable in respect of this property.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

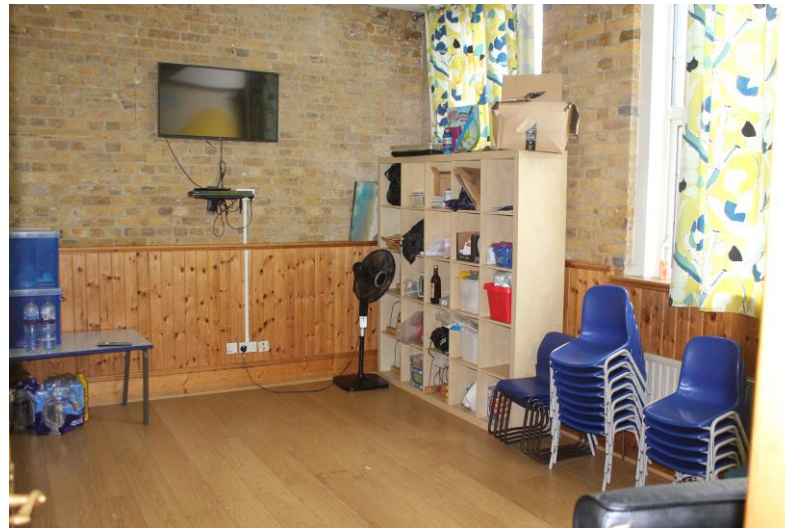
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