



## 201 London Road, Mitcham, CR4 2JD

A recently refurbished end of terrace shop fronted premises to let under a new lease.

020 8681 2000

info@hnfproperty.com



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# 201 London Road, Mitcham, CR4 2JD

## £16,500 Per Annum Exclusive

**LOCATION:** - The property fronts London Road in Mitcham (A217) and is situated in between the A217 leading into Mitcham and the A216 leading into Streatham. London Road is a busy commuter and bus route, and the property is highly visible to passing vehicular traffic which is particularly heavy during rush hour periods. The surrounding area is a densely populated residential catchment area which the unit is able to service.

**DESCRIPTION:** - The property comprises a recently refurbished ground floor shop fronted premises and is end of terrace. The property has an aluminum shop front, suspended ceilings with spot lights and air conditioning (not tested). There is a secondary means of escape to the rear. The property was most recently used as an estate agent's office; however, it is considered suitable for a variety of uses within Class E such as retail, professional services, and quasi medical uses.

**ACCOMMODATION:** -

Gross frontage	5.37m (17ft)
Shop depth	8.66m (28ft)
Sales area	43.497m <sup>2</sup> (468ft <sup>2</sup> )
Staff Kitchen	9.384m <sup>2</sup> (101ft <sup>2</sup> )
WC's	

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town & Country Planning (Use Classes) Order.

**TENURE:** - The property is to be offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

**RENT:** £16,500 per annum exclusive is sought

**BUSINESS RATES:** - The property will have a ratable value of £11,750 as of April 2026. Interested parties should contact the local authority to confirm the rates PAYABLE.  
[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an energy rating of 65 falling within band C.

**VAT:** - We are advised by the landlord that the property is not elected to VAT

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

020 8769 0161

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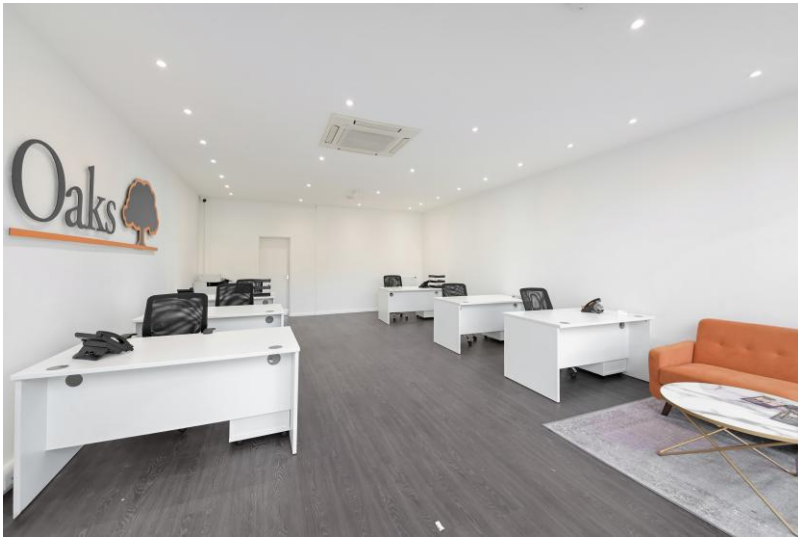
Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
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Date: 21.09.2023



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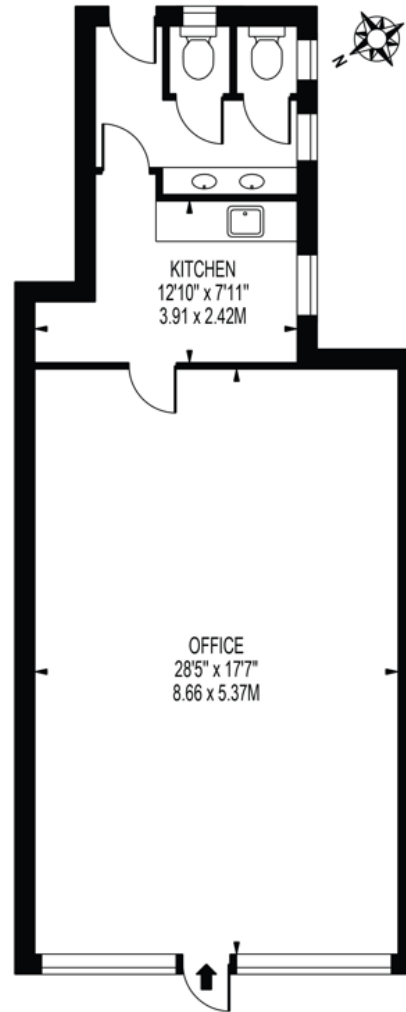
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APPROXIMATE GROSS INTERNAL FLOOR AREA: 680 SQ FT - 63.18 SQ M



GROUND FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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