



**201 London Road, Mitcham, CR4 2JD**

A ground floor end of terrace shop fronted premises to let.

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

# 201 London Road, Mitcham, CR4 2JD

## £16,000 Per Annum Exclusive

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

**DESCRIPTION:** - The property comprises a ground floor shop fronted premises and is end of terrace. The property has an aluminum shop front, suspended ceilings 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 suitable for a variety of uses within Class E.

**ACCOMMODATION:** -

Gross frontage	5.266m (17ft)
Shop depth	13.15m (43ft)
Sales area	44.302m <sup>2</sup> (777ft <sup>2</sup> )
Store	3.971m <sup>2</sup> (42ft <sup>2</sup> )
Kitchenette	2.039m <sup>2</sup> (22ft <sup>2</sup> )

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town & Country Planning (Use Classes) Order and was previously used as an estate agent's office. The property is suitable for a variety of uses within Class E.

**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:** An initial rent of £16,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £10,750. 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

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information

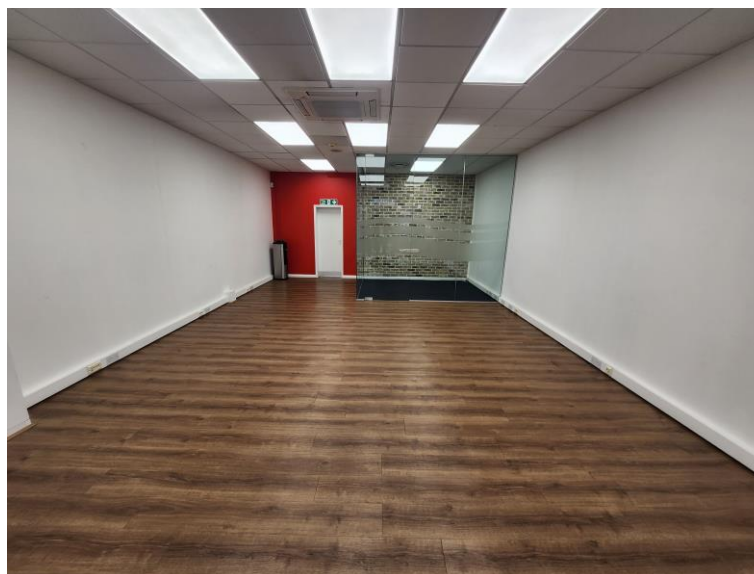
HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 21.09.2023



specialist advice on all property matters





020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



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.
- 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 21.09.2023



specialist advice on all property matters