



282 London Road, Mitcham CR4 3NB

A1/A2 of 104m² (1,130 Sq Ft) Sales with Basement Storage,
Staff Room and Parking available under a New Lease
020 8681 2000 | info@hnfproperty.com



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282 London Road, Mitcham CR4 3NB

£25,000 per annum exclusive

LOCATION: - The property is situated in Mitcham town centre which falls in the London Borough of Merton. The property is highly visible to passing traffic as London Road is a busy thoroughfare, road and bus route. Retailers in the area include of KFC, Iceland, Goodfellows Estate Agents, a pharmacy and Greggs which enhances footfall to the area generally. There is a bus stop virtually immediately outside and a pay and display public car park located at the rear of the building.

DESCRIPTION: - The property comprises a ground floor town centre premises previously trading as a NatWest bank. The Property has undergone a full refurbishment including new shop front, electronic security shutters, suspended ceiling with lighting and hard wearing carpet. It is arranged as a main open plan sales area with a staff room and two WC's at the rear. There is also basement storage which was formally the bank vaults. There are 2 car parking spaces to the rear. The property has Class A1 & A2 use and would suit a variety of retail and professional businesses.

ACCOMMODATION:

Gross Frontage	7.25m
Internal Width	7.13m
Shop Depth	14.35m
Sales Area	104.75 m ² (1,085 Sq Ft) Approx
Staff Room	9.75m ² (105 Sq Ft)
Basement	24.1m ² (260 Sq Ft) Approx
Internal Male & Female WCs	

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - We understand the property has most recently been used as a bank and therefore we believe it falls within Class A2 (Retail/Office) of the current Town and Country (Uses Classes) Order.

The property is considered to be suitable for a variety of operations. Interested parties should make their own enquiries through the Local Planning Authority with respect to their proposed use prior to offer.

RENT: - An initial rent of £25,000 (Twenty five thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £21,250. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate rating of 90 within Band D.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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Viewings by prior arrangement - call our team for more information

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