



288-316 London Road, Mitcham, CR4 3NB

Large shop to let fronting London Road in the Centre of Mitcham and available under a new lease with no premium

020 8681 2000

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specialist advice on all property matters

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Rent £35,000 pa exclusive Leasehold

LOCATION: - The property is situated fronting London Road, fairly close to its junction with Raleigh Gardens, in the centre of Mitcham. London Road forms part of the main thoroughfare of Mitcham and the property is highly visible to passing vehicular traffic including a number of bus routes. The property shares the vicinity with mainly specialist and local trades but is considered suitable for a wide variety of operators.

The property has a very large frontage secured with security shuttering, rear access and loading area and air conditioning units (not tested). The property is currently internally partitioned to create individual areas but is suited to a variety of potential occupiers. The surrounding area is a densely populated residential catchment which the unit is capable of servicing.

DESCRIPTION: - The property comprises a largely rectangular ground floor shop premises, set behind a triple frontage. The property has security shuttering across the frontage, solid floors, rear

access for loading and air conditioning units (not tested). The property is currently partitioned internally to create different sections but could be largely open plan and is considered suitable for a variety of operations. There are internal WC facilities. The property lends itself to use as an entirety or, alternatively, as a double and a single unit subject to individual requirements.

ACCOMMODATION:

Gross frontage	14.5m
Maximum internal width	14.1m
Built depth	16.95m
Overall sales area (currently partitioned)	2,235ft ²
Internal WC.	

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

USE/PLANNING: - We understand the property falls within Class A1 (General Retail) of the current Use Classes Order and would suit a variety of retail uses. The landlords will consider alternative uses including

A3 (Restaurant), D1 (Medical / Quasi-Medical) and D2 (Leisure). Such uses will be considered subject to any necessary consents.

RENT/PRICE: - An initial rent of £35,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £44,000. 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 65 within Band C.

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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