



# 331 London Road, Mitcham, CR4 4BE

A former restaurant premises to let under a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 331 London Road, Mitcham, CR4 4BE

Rent: £17,000 (Eighteen thousand five hundred pounds) per annum exclusive

**LOCATION:** - The property fronts London Road in Mitcham (the A217, a heavily trafficked road connecting Mitcham to Rosehill). London Road is a bus route and benefits from heavy vehicular traffic and moderate pedestrian foot-flow. The subject property forms part of a local parade and the local area is a densely populated residential catchment that the property is able to service.

**DESCRIPTION:** - The property comprises a ground floor shop-fronted former restaurant premises. There is an electric roller shutter to the front, a glazed shopfront, and extraction. To the rear, there is a fire escape. The property is currently partitioned as a front of house/dining area, food preparation area, and rear ancillary storage. There is a WC and wash area.

**ACCOMMODATION:** -

Gross frontage	4.166m (14ft)
Internal width	4.166m (14ft) narrowing to 2.166m (7ft)
Maximum shop depth	9.504m (31ft)
Sales area	31.469m <sup>2</sup> (339ft <sup>2</sup> )
Food preparation area	4.095m <sup>2</sup> (44ft <sup>2</sup> )
Ancillary storage	9.869m <sup>2</sup> (106ft <sup>2</sup> )
WC	

**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.

**USE/PLANNING:** - We understand the property currently falls within Class E of the Town and Country Planning (Use Classes) Order and was previously used as a restaurant.

**Interested parties should make enquiries of the local authority regarding their intended use prior to offer.**

**RENT:** - £17,000 (seventeen thousand pounds).

**BUSINESS RATES:** - The property has a rateable value of £6,000. Interested parties should make enquiries of the local authority in respect of 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 EPC rating of 75 within Band C.

**VAT:** - All capital figures quoted are exclusive of VAT.

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

020 8769 0161

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