



331 London Road, Mitcham, CR4 4BE

A former restaurant premises to let under a new lease.

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331 London Road, Mitcham, CR4 4BE

Rent: £18,500 (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 ² (339ft ²)
Food preparation area	4.095m ² (44ft ²)
Ancillary storage	9.869m ² (106ft ²)
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: - £18,500 (eighteen thousand five hundred 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

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

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