



126 Morden Road, Mitcham, CR4 4DB

Well priced shop and forecourt to let, located between Morden
and Mitcham and available under a new lease.
020 8769 0161 | info@hnfproperty.com



specialist advice on all property matters

126 Morden Road, Mitcham, CR4 4DB

£13,000 per annum exclusive

LOCATION: -

The property is situated fronting Morden Road in Mitcham which is a busy link road between South Morden and South Mitcham. The location benefits from readily available parking, which encourages quick stop trade to the parade.

The property shares the parade with local operators including a café, convenience store, motor showroom and a specialist car accessory business. Morden road is a bus route, and the parade is highly visible to extensive vehicular passing traffic. The surrounding area is a densely populated catchment, which the parade is able to service.

DESCRIPTION: -

The property comprises a ground floor lock up shop forming part of a prominent secondary parade.

The property is set behind a useful forecourt suitable for external display. The unit has manual security shutters over an aluminium shop front and is arranged internally as a main retail area with a partitioned store at the rear. There is an internal

WC and a fire exit at the very rear of the unit.

The property was most recently used as retail premises, but consideration will be given to any uses under class E.

ACCOMMODATION:

Gross Frontage	5.5m
Internal Workshop Width	5.38m
Built depth	8.84m
Sales Area	35.67m2 (385 ft ²)
Store	6.12m2 (66 ft ²)
Forecourt	18.95m2 (204 ft ²)

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective purchasers / tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

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

RENT: - An initial rent of £13,000 (Ten thousand pounds) per annum exclusive is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 107 within Band E rating.

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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