



18 South Lodge Avenue, Mitcham, Surrey, CR4 1LU

A3 Restaurant unit to let, providing just over 1000sq/ft available under a new lease.

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£19,000 per annum

LOCATION: - The property is situated in Mitcham near Pollards Hill which falls in the London Borough of Merton. The unit sits in a local busy parade with other traders including Londis, Cash & Carry, a chicken takeaway and a pharmacy. There is a bus stop directly in front of the parade. A nearby local library and school enhances footfall. Short term carparks are available in the local street.

DESCRIPTION: - The property comprises a ground floor unit with an open plan sales space. The property was previously used as a bookmakers and benefits from a suspended ceiling and air conditioning (not tested). There are two WCs at the rear of the building, one having disabled access. The property would suit a variety of businesses, especially with the rare Class A3 use.

ACCOMMODATION:

Gross frontage	5.482m	18'
Internal works	5.35m	17' 4"
Shop depth	18.28m	60'
Sales Area	87.994m ²	1018ft ²
Internal male and female WCs, one of which is built for disabled access.		

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 undergone a change of use and now has full Class A3 restaurant use but can also be used for a multitude of retail uses.

RENT: - Initial rent of £19,000 (nineteen thousand pounds) per annum.

BUSINESS RATES: - The property has a rateable value of £16,500. 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 69 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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