



## 284-286 London Road, Mitcham, CR4 3NB

Large retail unit to let providing a total of 415m of sales space (4465ft<sup>2</sup>) with staff facilities and rear loading

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



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## Rent - £65,000 per annum exclusive

**LOCATION:** - The property is situated fronting London Road in Mitcham, which is the main thoroughfare and bus route through Mitcham town centre ensuring high visibility. The property is set behind a deep pavement and there are bus stops immediately outside which enhances foot flow. London Road benefits from virtually constant passing vehicular traffic, which is particularly heavy during the rush-hour periods and there is also a densely populated residential catchment surrounding the location which the unit is able to service.

**DESCRIPTION:** - The property comprises a large shop with an excellent frontage. The property has solid floors, maximum ceiling heights of 3.6m, loading doors to the rear and a yard area with vehicular access door loading and unloading. There is a mezzanine area containing a security office and staffroom and male and female WCs. There is a large basement beneath the premises, which is not intended to be included in the demise but could be available by separate negotiation. Further details available upon request.

### **ACCOMMODATION:**

Gross frontage	16.48m	
Internal width	15.6m	narrowing to 13.13m towards the rear
Maximum shop depth	28.87m	
Sales area	415m <sup>2</sup>	(4465ft <sup>2</sup> ) approx.
Mezzanine staffroom	38.89m <sup>2</sup>	(420ft <sup>2</sup> ) approx.
Security room	6.09m	(65ft <sup>2</sup> ) approx.

### **Externally**

Side/rear yard for loading and unloading.

**USE/PLANNING:** - The property falls within class E of the latest Town and Country Planning use classes order and is considered suitable for a wide variety of uses including retail, leisure, medical/quasi medica, and restaurant. Other uses may be considered subject to any necessary consents.

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

**RENT/PRICE:** - An initial rent of £65,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a current rateable value of £63,500 but was assessed including the basement. If the property is let without the basement then a reassessment will be required and is likely to reduce. Enquiries should be made of the valuation office agency in this regard. [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 Energy Performance Certificate rating of 76 within Band D.

**VAT:** - VAT may be applicable to all rents and outgoings. Interested parties should make enquiries of the letting agents in this regard.

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

020 8769 0161

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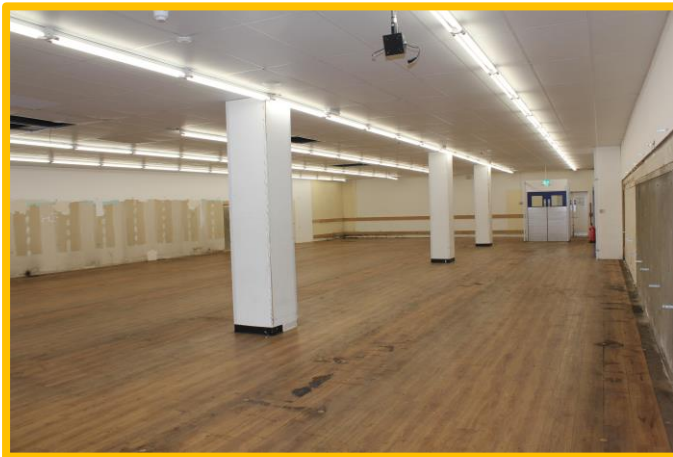


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