

**246-248 London Road**

Mitcham · Surrey · CR4 3XN



## Upon the instructions of Telereal Trillium

Of interest to tenants, owner occupiers, investors and developers

Hooper

**NAYLOR FRIEND**

Please call: 020 8766 0123



Mitcham tram stop

### Location

The property is situated in the centre of Mitcham with the main frontage directly onto London Road, which is a pedestrianised thoroughfare. The property shares the vicinity with a mixture of occupiers including a large public house directly opposite, McDonald's restaurant nearby and main shopping precinct within a short walk. The property's main elevation is only visible to the pedestrian footfall but the rear elevation is visible

from London Road which may enable some signage to be erected, subject to any necessary consents. There is a small pay and display car park to the rear of the property and other public parking further afield. The surrounding area houses a densely populated residential catchment with a mixture of private and local authority housing and Mitcham is intended to be the subject of regeneration in years to come.

### Description

The property comprises a 3 storey office building most recently occupied as a Job Centre and now vacant. The property is arranged as ground floor offices with a frontage with garaging/storage to the rear, first floor open plan offices and second floor offices somewhat subdivided by partitioning. The property has two staircases to first floor but access to the second floor is via a single staircase only. The property has relatively good natural light, central heating and part air conditioning (not tested) and male and female WC's on ground and top floor level. The property is considered ideal for owner occupation, investment, possible redevelopment (subject to any necessary consent) or occupation by a tenant either as a whole or in individual elements.



Rear of 246-248 London Rd

### Accommodation

Floor	Size
Ground Floor	210.88m <sup>2</sup> (2270 ft <sup>2</sup> ) approx
First Floor	299.60m <sup>2</sup> (3225 ft <sup>2</sup> ) approx
Second Floor (partitioned)	252.22m <sup>2</sup> (2715 ft <sup>2</sup> ) approx
Total	762.70m <sup>2</sup> (8210 ft <sup>2</sup> ) approx

- Male and Female WCs at ground and second floor level
- Basement Boiler Room
- Two Garages with Roller Shutters providing storage/parking

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

### Tenure

The property is offered either freehold with vacant possession or to let under a new lease or leases on full repairing and insuring terms, the length of which is to be negotiated.

### Use/Planning

We understand the property has most recently been used for offices and therefore should fall within Class B1 (Office) of the current Town and Country (Use Classes) Order. The property may be considered suitable for alternative uses subject to any necessary consent. It is felt the property may have development potential, once again, subject to any necessary consent and all interested parties should make their own enquiries of the local Planning Authority.

### Price

£700,000 (seven hundred thousand pounds) is sought for our client's freehold interest in the event of a sale.

### Lease or Leases

In the event of a letting, the following rents will be sought:

Ground Floor	£22,500 per annum exclusive
First floor	£22,500 per annum exclusive
Second floor	£16,000 per annum exclusive

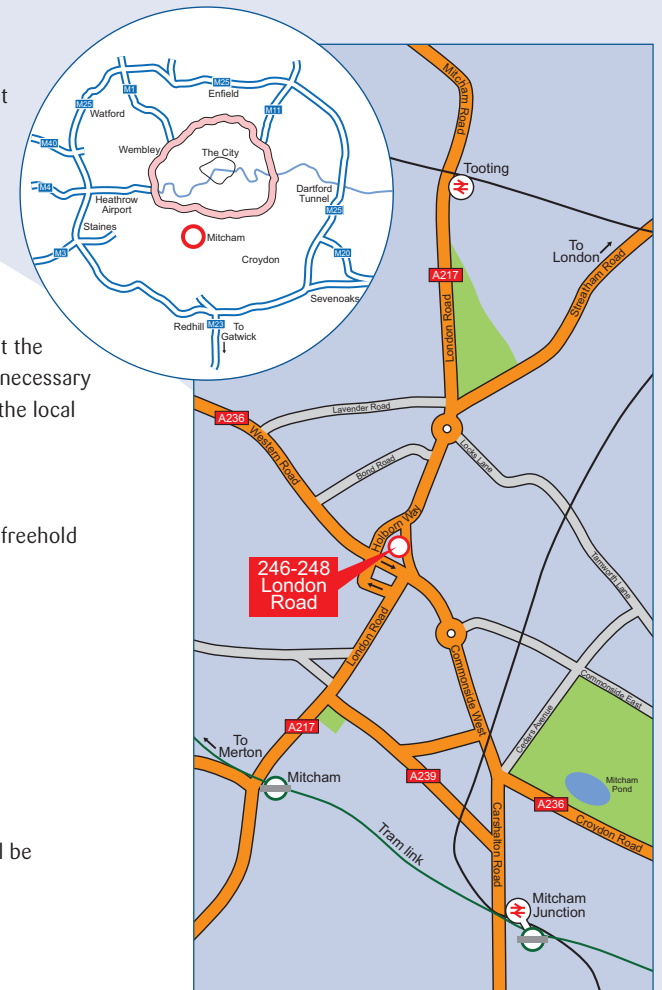
### VAT

We understand that the property has been elected to VAT and VAT will be chargeable upon all rent and capital figures mentioned above.

*Subject to Contract*



Mitcham pond



### Contact

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HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property. June 2009.

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