

Hooper

NAYLOR FRIEND

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FORMER INDIAN TAKEAWAY **TO LET**

LOCATED IN A HIGHLY PROMINENT POSITION TO THE SOUTH OF MITCHAM TOWN CENTRE AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

347 LONDON ROAD MITCHAM SURREY

LOCATION

The property is situated fronting London Road, which is a link between Mitcham and Sutton to the south of Mitcham town centre fairly close to the Cricket Green. London Road is a busy thoroughfare and bus route and the property benefits from significant passing vehicular traffic and the property forms part of a Parade capable of serving a densely populated surrounding catchment.



DESCRIPTION

The property comprises a ground floor lock up shop arranged as a takeaway premise. The property has a modern shop front set behind security shuttering partly tiled floors, spotlighting and the remains of cooker hood facilities. There is an internal WC.

ACCOMMODATION

Frontage	4.70m	15'5
Internal Width	4.60m	15'1 narrowing to 11'9 (3.58m) after 13'4 (4.06m)
Shop Depth	9.37m	30'9
Sales Area	33.44m	360 sq ft (currently partitioned)

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 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 A3 (Catering) of the Current Town and Country (Use Classes) Order and most recently operated as a fast food takeaway. 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.

RENT

An initial rent of **£8,000 (eight thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs 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.