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## **GROUND FLOOR SHOP** **TO LET**

IN A PROMINENT POSITION IN THE CENTRE OF MITCHAM AND WITH A HISTORY OF PLANNING FOR BOTH RETAIL AND RETAIL OFFICES AND AVAILABLE UNDER A NEW LEASE

### **1 COMMONSIDE EAST, MITCHAM, SURREY**

#### **LOCATION**

The property is situated fronting Commonside East just outside the very centre of Mitcham town. Commonside East is a continuation of Upper Green East and is part of a link between Mitcham and Croydon. The property benefits from a good deal of passing vehicular traffic and there is some pedestrian flow enhanced by a nearby pedestrian crossing.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises ground floor shop fronted premises in a secondary position. The property is secured with electric security shuttering and was most recently used as a clothing store. There is a rear covered area and parking for one car which is rare in the Mitcham area. There is an internal WC and the property is considered suitable for a variety of trades.

## **ACCOMMODATION**

Total Ground Floor Sales Area                      550 ft<sup>2</sup> (51.09 m<sup>2</sup>) (approx)  
Internal WC  
Covered Yard  
Parking for one car

Figures relating to accommodation are approximate and rounded up 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**

This 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 has most recently been used as a clothing store but has previously benefited from B1, A1 and A2 consent. The property is therefore considered suitable for a variety of businesses.

## **RENT**

An initial rent of **£10,000 (ten 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.