



GROUND FLOOR **SHOP FRONTED OFFICE** **TO LET**

LOCATED OPPOSITE MITCHAM GREEN ON MITCHAM LANE, AND AVAILABLE UNDER A NEW LEASE

14 MITCHAM LANE,
STREATHAM, SW16 6NN

LOCATION

The property is situated with a frontage to Mitcham Lane close to its junction with Streatham High Road and opposite Mitcham Green. Mitcham Lane is a link road between Streatham and Mitcham and the property benefits from significant passing vehicular traffic and an amount of pedestrian flow generated by nearby bus stops and the proximity of other businesses in the vicinity. The property is close to Streatham mosque and is within walking distance of Streatham mainline station. The surrounding area is a densely populated residential catchment.

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DESCRIPTION

The property comprises a ground floor shop fronted premises with basement in a parade of similar units. The property which is currently used by a travel firm provides compact shop fronted office with 3 basement areas beneath, ideal for storage. The property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	4.26m	14'
Internal Width	3.39m	11'10 narrowing to 3.38m (11'1)
Shop Depth	10.18m	33'4
Sales Area	36.23m ²	390 ft ² (approx)
Basement –		
Area 1	16.75m ²	180 ft ² (approx)
Area 2	13.00m ²	140 ft ² (approx)
Area 3	6.96m ²	75 ft ² (approx)
Internal WC		

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 on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property formerly operated within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order, but has most recently been occupied by a specialist travel business. Prospective 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.