

Hooper

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## **A5 CONSENTED PREMISES** **TO LET**

PROVIDING A FORMER CAR SHOWROOM SET BEHIND A FORECOURT WITH A USEFUL ADDITIONAL SIDE OFFICE AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM.

### **120 MORDEN ROAD MITCHAM** **SURREY CR4 4DB**

#### **LOCATION**

The property is situated fronting Morden Road which is a busy link road between Mitcham and Morden and is able to service a wide catchment. Morden Road is a bus route and cut-through and the property is directly opposite a large Volkswagen showroom and is surrounded by a mixture of residential property and relatively large business property. The property is relatively visible to passing vehicular traffic and is considered suitable for a variety of catering outlets.



## **DESCRIPTION**

The property comprises a former car showroom together with an independent self-contained office to the side and set behind a forecourt. The property currently has an electric external shutter but no shop front, solid floors in the showroom and the small office area is divided into two and would provide useful additional storage and/or an office.

## **ACCOMMODATION**

Gross Overall Frontage	6.70m	22'
Internal Width	5.48m	18'
Maximum Depth	9.906m	32'5
Sales Area	53.88m <sup>2</sup>	580 ft <sup>2</sup> (approx)
Side Office		
Forecourt		

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 currently benefits from Class A5 consent granted under application No. 10/P2466 by Merton Council. This allows for a change of use from the car showroom to takeaway (Class A5) use subject to conditions which are available on request. It should be noted that the proposed hours of operations under the conditions will be from 9 a.m. to 10 p.m. Monday to Sunday inclusive.

## **RENT**

An initial rent of **£11,000 (eleven 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.