

Hooper

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FORMER CAR SHOWROOM **NOW WITH A2 USE** **TO LET**

PROVIDING A UNIT IN SHELL CONDITION WITH AN OPEN FRONTAGE AND AVAILABLE UNDER A NEW LEASE

122 MORDEN ROAD MITCHAM
SURREY CR4 4DB

LOCATION

The property is situated fronting Morden Road between Morden and Mitcham and fronting a busy thoroughfare. Morden Road is a bus route and cut-through and the property benefits from considerable passing vehicular traffic. Pedestrian flow is generated by the nearby residential catchment and the property's commercial neighbours including a large VW dealership opposite and numerous light industrial units in the vicinity. There are quick-stop parking bays available immediately outside and unrestricted parking further along Morden Road. The property is set behind a relatively deep forecourt which is suitable for external display or possibly parking, subject to any necessary consents.



DESCRIPTION

The property comprises a ground floor lock up former car showroom with an open frontage secured with electric security shuttering. The property has an internal WC, solid floors and is otherwise ready to be fitted out.

ACCOMMODATION

Frontage	6.09m (20')
Internal Width	5.48m (18')
Maximum Depth	9.90m (32'5)
Sales Area	53.88m ² (580 ft ²) (approx)
Internal WCs	
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 planning consent for A2 (Retail/Professional Office) of the current Town and Country (Use Classes) Order together with its existing use being sui generis (Showroom). A copy of the planning application is available upon request. 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.