

Hooper

NAYLOR FRIEND

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GOOD SIZE SECONDARY **SHOP/OFFICE** **TO LET**

LOCATED IN THE POLLARDS HILL AREA OF MITCHAM AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

18 SOUTH LODGE AVENUE, MITCHAM,
SURREY CR4 1LU

LOCATION

The property is situated fronting South Lodge Avenue forming part of a commercial parade set amongst a densely populated residential catchment. The property fronts a busy bus route and there are two bus stops nearby somewhat enhancing pedestrian footflow. The property is immediately adjoining a Three Cooks bakery but is otherwise surrounded by more local commercial occupiers including a convenience store. There are schools and community facilities in the near vicinity.



DESCRIPTION

The property comprises a ground floor lock up shop fronted office most recently occupied by a housing association. The property is roughly rectangular in shape and is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	17'4	(5.30m)
Internal Width	17'	(5.18m)
Shop Depth	35'11	(10.70m)
Sales Area	610 ft ²	(56.66m ²)
Internal WC		

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 A1 (General Retail) of the current Town and Country (Use Classes) Order but 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 **£14,000 (fourteen 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.