

Hooper

NAYLOR FRIEND

**FREEHOLD MIXED COMMERCIAL
AND RESIDENTIAL INVESTMENT
FOR SALE**

LOCATED IN THE CENTRE OF MITCHAM AND PRODUCING INCOME FROM A RESTAURANT ON THE GROUND FLOOR AND TWO RESIDENTIAL FLATS ABOVE AND WITH FURTHER POTENTIAL AT THE REAR

**6-8 UPPER GREEN EAST, MITCHAM,
SURREY CR4 2PA**

LOCATION

The property is situated with a double frontage to Upper Green East in the centre of Mitcham. Upper Green East is a busy link road between London Road and Mitcham Common and the property benefits from considerable passing vehicular traffic particularly during the rush hour periods. There is a good deal of pedestrian flow generated by nearby occupiers including a Post Office and additional foot flow is generated by pedestrian crossings in the vicinity.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a double fronted restaurant premises with self-contained residential property above. The property's ground floor restaurant is larger than average and well fit internally as a restaurant. There is a useful sales forecourt, which now provides outside seating and a smoking area. The upper parts are arranged as three self-contained flats, one of which has been sold off under a long lease, two of which are left under assured shorthold tenancies.

ACCOMMODATION

Gross Frontage	9.32m	30'6
Internal Width	8.74m	28'7 widening to 9.44m (31') after 5.18m (17') and widening further to 9.96m (32'7) after a further 1.55m (5'10). The building narrows at the very rear to 8.32m (27'3)
Maximum Depth	14.63m	48'
Sales Area	130.06m²	1400ft² (approx)
Kitchen	33.90m²	365ft² (approx)
Preparation Room	13.47m²	145ft² (approx)
Freezer Room	22.29m²	240ft² (approx)
Good Sized Forecourt		
Male & Female WCs		
Upper Parts –	3 Flats (1 sold off) providing 1 x 2 bedroomed flat let under an assured shorthold tenancy, 1 x studio flat let under an assured shorthold tenancy and 1 x 2 bedroomed flat sold under a long lease.	

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

The property is offered freehold subject to a commercial lease on the ground floor for a term of 20 years from 2007 subject to 5-yearly upward only rent reviews and a passing rent of £25,000 per annum exclusive. On the first floor, the studio flat is let at £480 pcm and the two bedroomed flat is let at £680 pcm. We understand that the flat that has been sold off produces a ground rent of £50 per annum.

USE/PLANNING

We understand the property currently falls within mixed uses with A3 (Restaurant) use on the ground floor and residential use on the upper floors. There may be some development potential of the rear parts of the building subject to any necessary consents. 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.

PRICE

A price of **£515,000 (five hundred and fifteen thousand pounds)** is sought for our client's freehold interest.

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.