

SHOP TO LET



199 London Road, Mitcham CR4 2JD

LOCATION: The property is situated in a prominent position on London Road, yards from Town Centre and on busy road, Part of a variety of businesses and cluster includes off licenses, groceries, restaurants and estate agent etc

DESCRIPTION: Ground floor lock up shop, electric shutters, tiled floor, suspended ceilings, rear access, rear room & toilet,

USE: The property has A1 use.

PROPERTY: Total Gross Area approx: **670sq ft.**

Business Rate: £2750 taken from Valuation Office.

TENURE: The property is to be let on a new Fri Lease with an initial rent of £11,500.

LEGAL COSTS: Both parties' legal costs are to be borne by the ingoing tenant.

RENT **£11,500 pax**



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.