

**A1/C3/D1 UNIT
FOR SALE / TO LET
4,000 SQ FT (372 SQ M)**

KALMARs

COMMERCIAL

020 7403 0600



**WINDMILL PARK, COMMONSIDE EAST, MITCHAM
CR4 1HF**

A1/C3/D1 UNIT FOR SALE / TO LET

4,000 SQ FT (372 SQ M)

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LOCATION

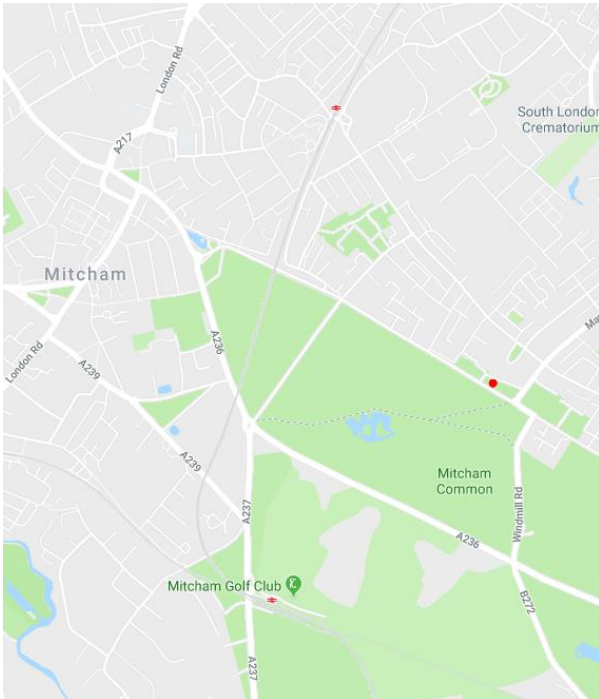
Located on Windmill Park, it is found on the south side of Commonside East. It should be well supported by 212 residential units within the development.

TENURE

A new lease is available on flexible terms, or sold on a long leasehold basis (125 years) and will be subject to service charge contributions to ensure good estate management.

SALE / RENT

Seeking offers at £399,999 for sale and £50,000 per annum to let.



DESCRIPTION

This unit is found on the ground floor and in shell and core condition. The unit is currently A1, but the owners will consider a change of use.

It is rectangular and stretches across the whole of the base of the building. The property comes in shell and core condition.

USE

The property would benefit from a change of use to allow D1 operators for nurseries or D2 operators for gyms servicing the local residential market.

There is also a very good opportunity for a C3 application for residential use. Floorplans can be sent on request for residential plans on the unit.

VAT

VAT will be applicable on the property.

COSTS

Ratable Value – Business rates are yet to be assessed.

Service Charge – are yet to be determined.

Legal Costs – Both sides will be responsible for their own legal costs.

CONTACT

KALMARs COMMERCIAL

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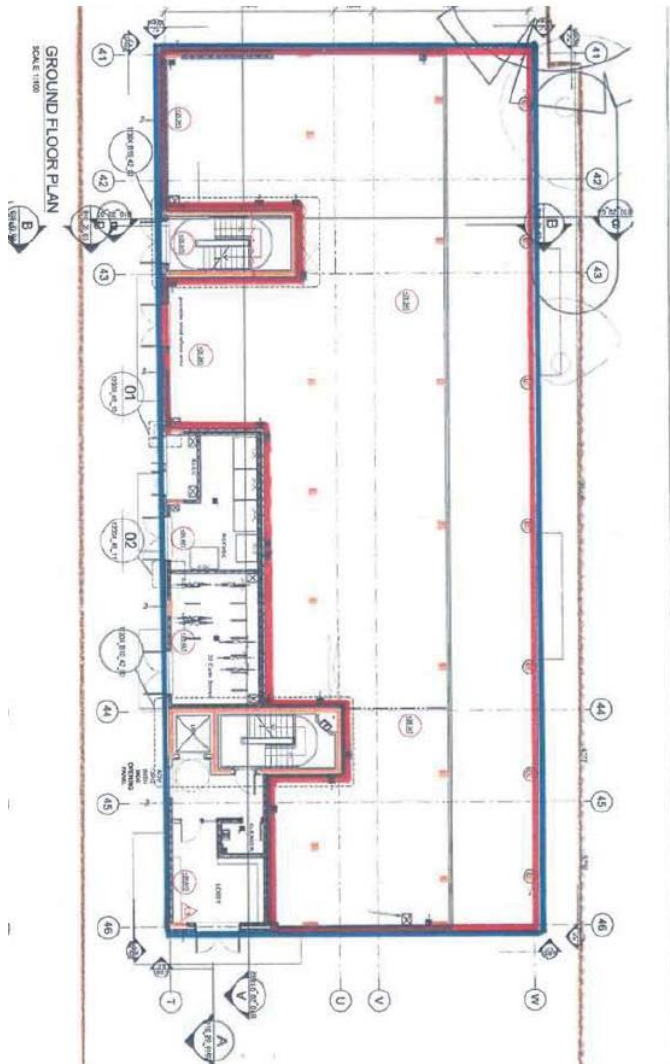
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