

Mixed Tenure

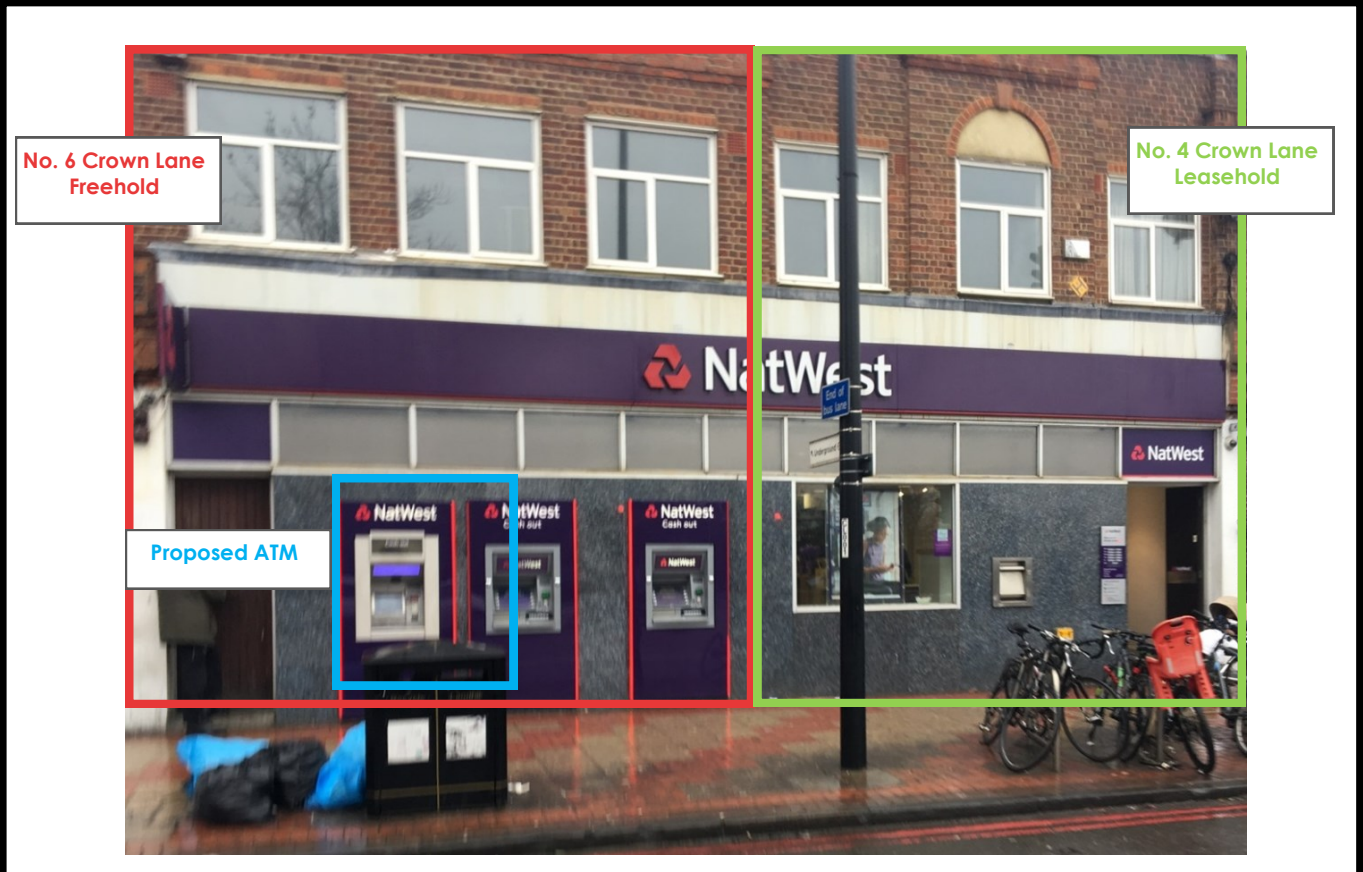
4/6 Crown Lane, Morden, SM4 5BN

For further information
please contact:

Max Collett

T:020 7911 2644

E: max.collett@gva.co.uk



Location

The subject property is located in Morden in the London Borough of Merton, approximately 11 miles South West of Central London. The subject property is situated 0.1 miles west of Morden Station (served by the Northern Line), this allows for connections to both Central and Northern London.

The subject property is situated on Crown Lane adjacent to Morden Station. The main retail provision for Morden is situated on London Rd, north east of the subject property. Nearby occupiers include Iceland, KFC, Greggs and Superdrug with the majority of occupiers being independents.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

| | | |
|---------------|-------------|-------------|
| Ground floor: | 195.29 sq m | 2,102 sq ft |
| First floor: | 87.65 sq m | 943 sq ft |
| Total: | 282.94 sq m | 3,046 sq ft |

Tenure

Part Freehold and part Leasehold

Price

Offers in excess of £350,000

Lease

Assignment of existing lease due to expire 22 November 2072 at a rent of £22,500 pax. The rent review from March 2017 is still outstanding.

Conditions

Subject to an ATM lease with NatWest. Approximate location shown above.

Business rates

We understand that the property is assessed as follows:

Rateable value: £36,500

UBR (2018/19): £0.50

Rates Payable: £18,250

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

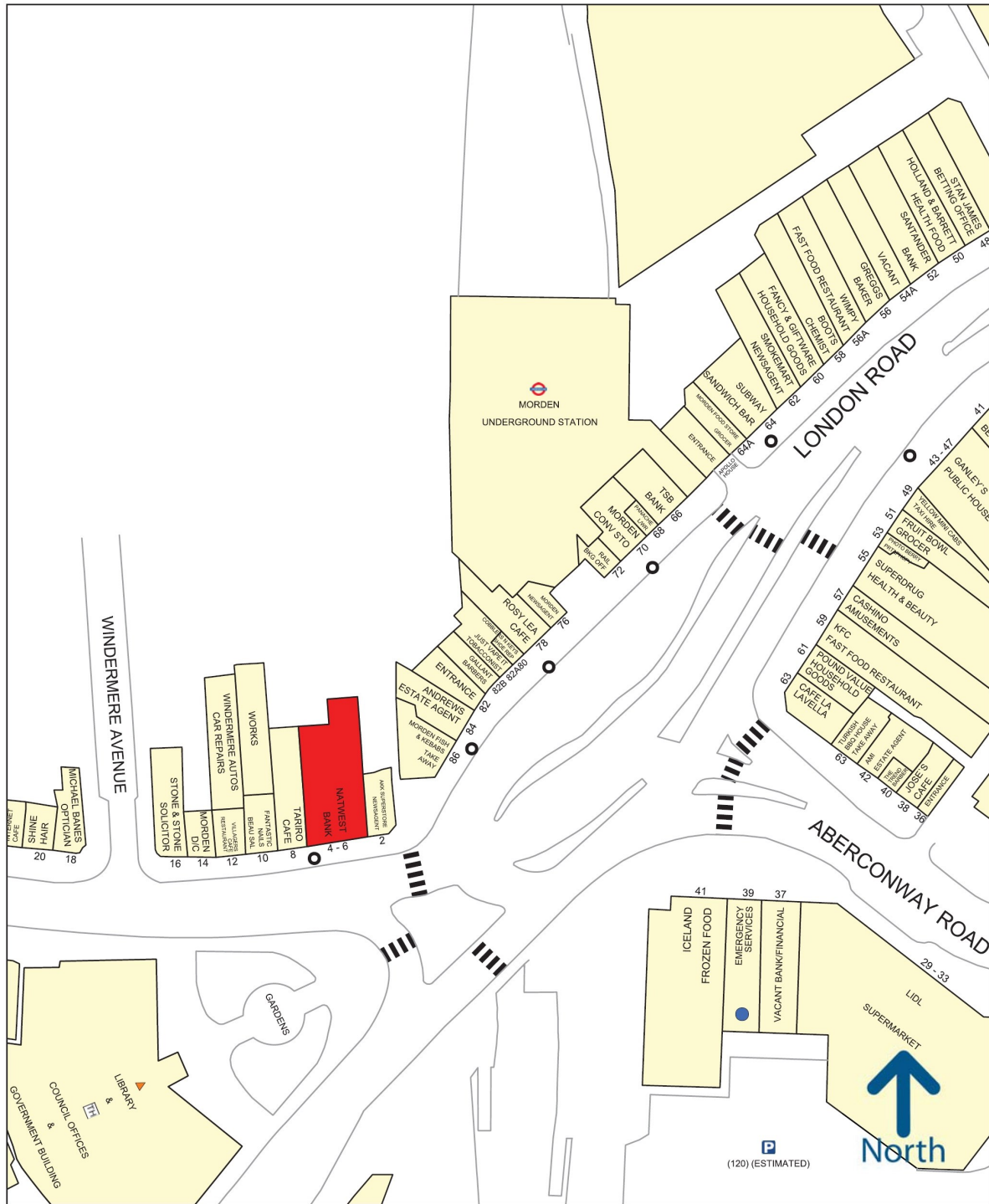
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E115. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.



Experian Goad Plan Created: 27/06/2018
Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011