

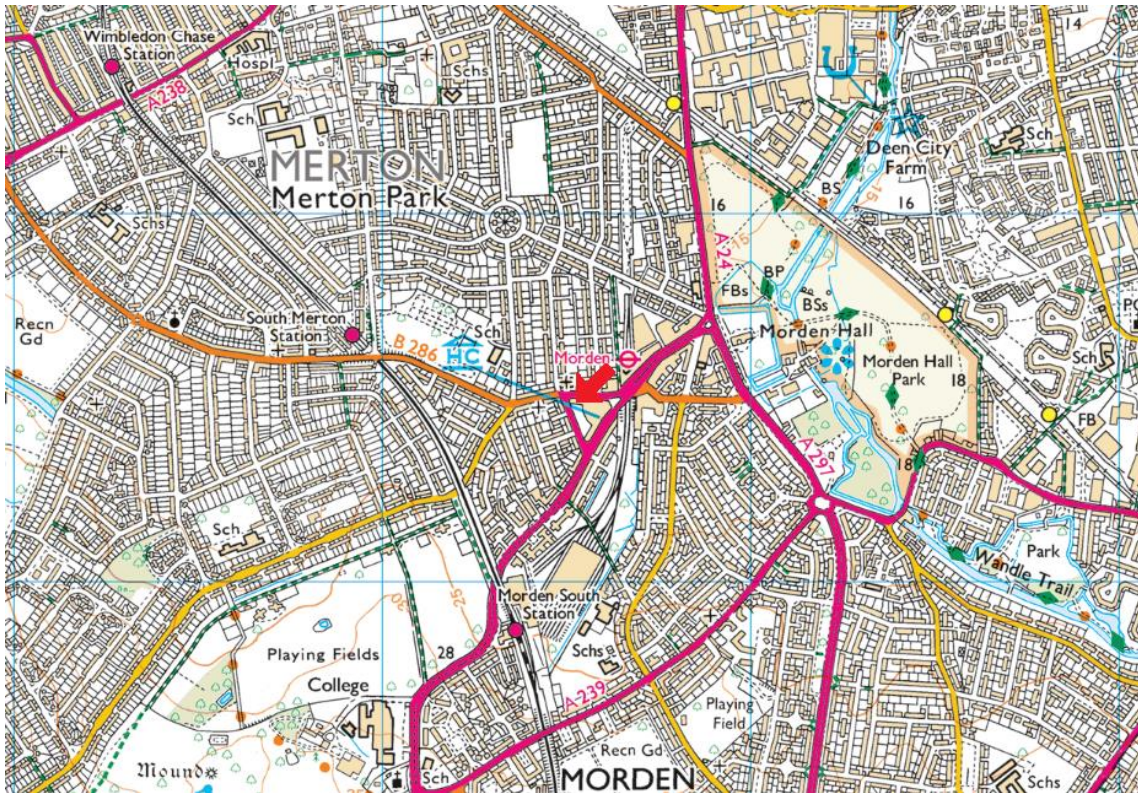
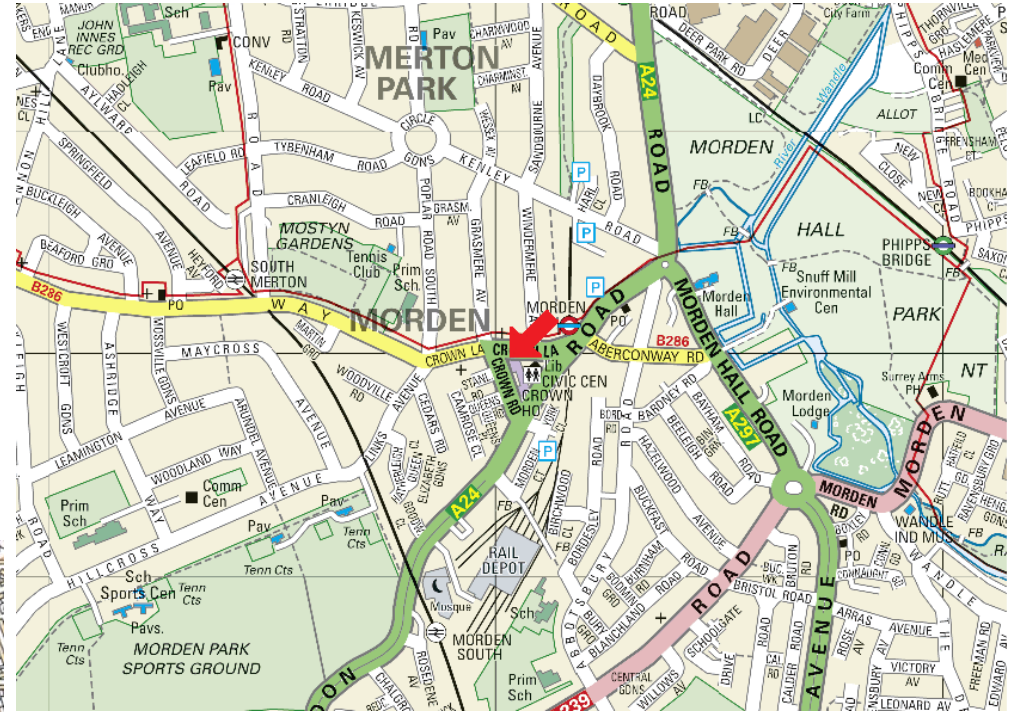
Ground Floor A2/A1 Unit Lease Assignment

10 Crown Parade
Morden
SM4 5DA



Location

The property is prominently situated on Crown Parade at the junction of Crown Road and Crown Lane (A24), within 0.1 miles of Morden (Northern Line) Underground Station. The property forms part of a small local parade including Citizens Advice Bureau, Dentist, shops and restaurant. Other nearby traders include a Londis and Post Office.



Description

The subject property comprises ground floor office unit, previously trading as Swinton Insurance. The premises would be suitable for a variety of A1 (retail) or A2 (financial and professional services use).

Accommodation

The property has the following approximate (NIA) floor areas:

Ground Floor: 85.38 sq m 919 sq ft

Terms

The property is currently let on a 10 year lease from the 22 May 2017, subject to a rent review on 22 May 2022, The current passing rent is £35,000 per annum. The lease is inside the provisions of the Landlord and Tenant Act 1954.

Tenure

Lease assignment.

VAT

Not applicable.

EPC

Rating D87 – copy available on request.

Business Rates

We are advised that the correct rateable value is £14,239. Tenants are strongly advised to contact the Local Authority (Merton) for the appropriate business rates.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate

If you would like to make enquiries or wish to inspect, please contact:

William Holmes

DD: 020 8739 2071

E-mail: wholmes@kfh.co.uk

Hector Nelson

DD: 020 8739 2089

Email: hnelson@kfh.co.uk

Kinleigh Folkard and Hayward

KFH House

5 Compton Road

London SW19 7QA

Web: www.kfh.co.uk/commercial-property

Kinleigh Folkard and Hayward Commercial Property Services:

- | | | |
|--|--|--|
| <ul style="list-style-type: none">• Investment• Development• Agency• Disposal• Acquisition | <ul style="list-style-type: none">• Office• Retail• Industrial• Leisure• D I | <ul style="list-style-type: none">• Valuation Services• Lease Renewals• Rent Reviews• Commercial Property Management• Building Consultancy |
|--|--|--|

Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **January 2019**