

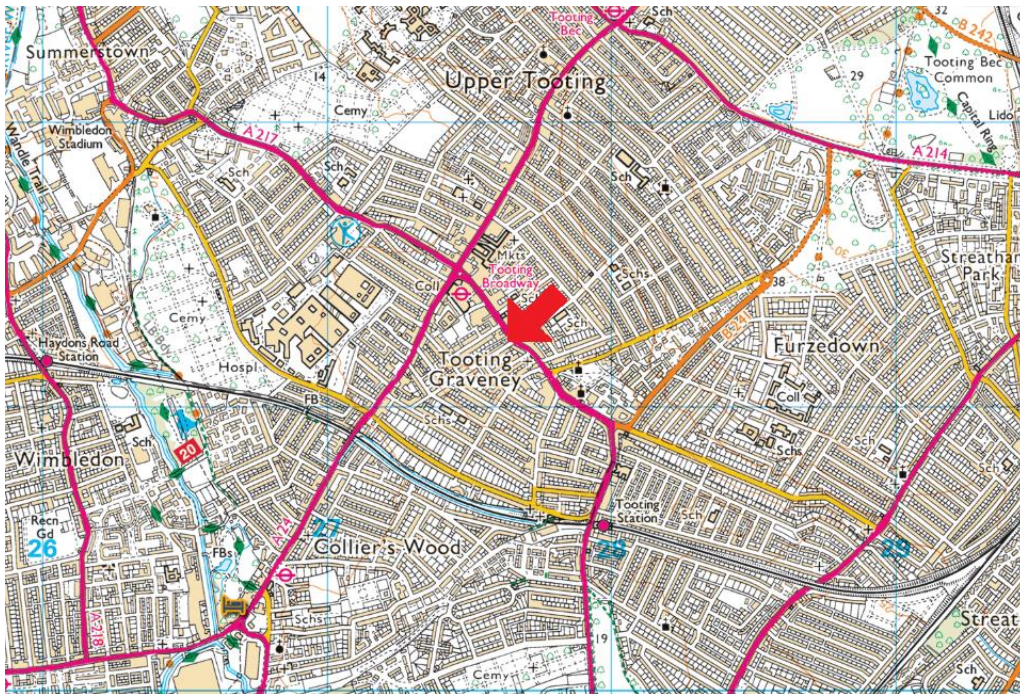
A1 SHOPS TO LET

(Other users considered)

86, 84 & 88 Mitcham Road,
London,
SW17 9NG



The property is prominently situated on Mitcham Road and benefits from excellent transport links. Positioned close to the unit is Tooting Broadway Underground Station (0.2 miles) and Tooting Overground Station (0.5) which offer access to the Northern line, Southern and Thameslink trains. Mitcham Road also gives access to various bus routes: Waterloo, Victoria, Clapham Junction, Battersea, and Putney Bridge.



Description

The subject property consists of two commercial units 86 and 84/88 Mitcham Road. Other traders nearby include Sainsbury's, Wilko, Primark, KFC and McDonald's.

Accommodation

The premises benefits from the following approximate (NIA) floor areas:

84 and 88 Mitcham Road Ground Floor	446.7 sqm	4808 sqft
86 Mitcham Road Ground Floor	139.2 sqm	1498 sqft

Terms

New full repairing and insuring leases are available for a term to be agreed by negotiation.

Rent

86 and 84/88 Mitcham Road: £120,000 per annum

Or

86 Mitcham Road: £40,000 per annum

84/88 Mitcham Road: £80,000 per annum

Planning

Two A1 (Shops) commercial units, in accordance with the Town and Country Planning Act 1987 (As amended). Other use classes considered subject to planning.

VAT

Not applicable.

EPC

Available on request.

Business Rates

We are advised that the correct rateable value for 86 and 84-88 Mitcham Road is £65,000, tenants are strongly advised to contact the Local Authority (London Borough of Wandsworth) for the appropriate business rates.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate
- Floor Plans

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

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Kinleigh Folkard and Hayward

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5 Compton Road

London SW19 7QA

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

Kinleigh Folkard and Hayward Commercial Property Services:

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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. **April 2019**