

# Freehold Investment / Development For Sale

## Price £685,000 Freehold



## 257 London Road, Mitcham, Surrey CR4 3NH

### Description

Town Centre Investment / development opportunity comprising ground floor A3 premises with two floors of residential above accessed from the front

The ground floor restaurant is let on a new 10 year lease (a copy is available upon request) at a passing rent of £15,000 per annum.

The flat above has been partially let (top floor blocked off) on an AST at a low rent of £1,000 pcm. We are informed by our client that this tenancy has expired and 2 months notice must be served for them to vacate.

### Location

The property is situated on the A217 which is a busy High Street in the heart of Mitcham Town Centre surrounded by a range of retail outlets and eateries.

Wimbledon, Sutton, Streatham, Croydon, Tooting and Morden all surround the area and are easily accessible which provides further High Street retailers, bars, restaurants and small boutiques.

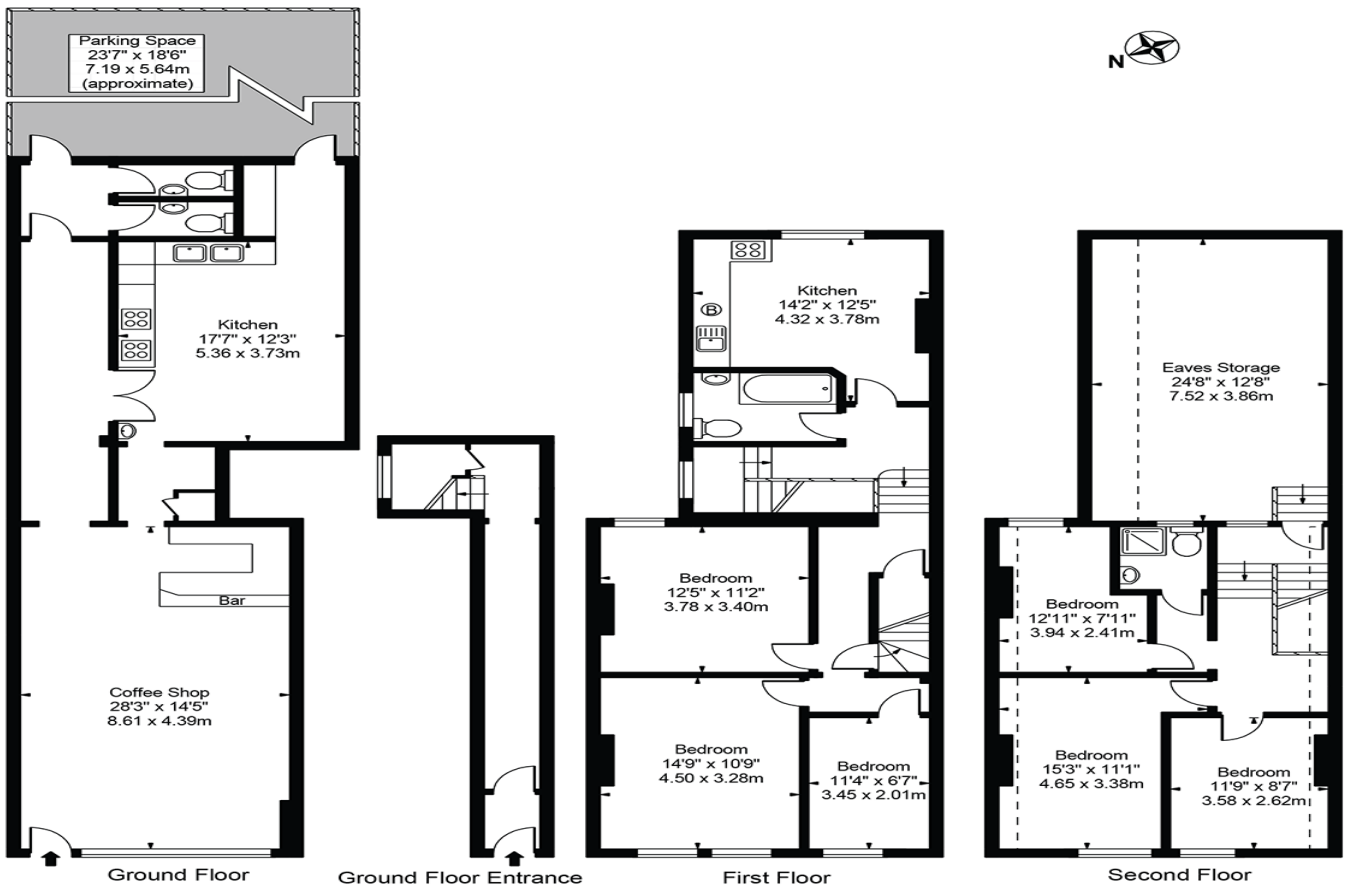
The closest BR station is Mitcham Eastfields approximately 0.6 miles away where trains will take commuters to London Victoria within 30 minutes

Colliers Wood Northern Line Underground Station is just over 1 mile or a short bus ride  
Contd.....

Terms	We are inviting offers for the freehold interest at £685,000 please note that no conditionally offers are being considered
VAT	We understand VAT is not payable
Legal Costs	Each Party to cover their own legal costs
Viewing	Interested parties can visit the restaurant as a paying customer but we ask that the matter is not discussed with the staff.  For full internal viewing of the residential above please contact sole agents CSJ on 020 8296 1273
Planning	We strongly feel that with the relevant consents the two floors above could be extended / converted and made into 2 / 3 flats or a large HMO unit.

## London Road, Mitcham, CR4 4AE

Approx. Gross Internal Area 2699 Sq Ft - 250.75 Sq M  
(Including Eaves Storage & Restricted Height Area)  
Approx. Gross Internal Area 2580 Sq Ft - 239.69 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Disclaimer: CSJ, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and CSJ have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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