

Shop Adjoining Morden Brook

Lower Morden Lane, Morden, SM4 4SS



Shop To Let Guide Rent: £10,000 per annum Sole Letting Agent

- Prominent retail position on the busy Lower Modern Lane
- Excellent transport links into London
- Benefits from significant passing trade
- Available immediately on new lease terms to be agreed
- Use for trade of food and drink will not be considered

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Location

Morden is a district and town in the London Borough of Merton, located 8 miles south west of central London with a population of circa 48,000 residents. The shop is well positioned on Lower Morden Lane and is surrounded by a mix of residential dwellings and local amenities. Raynes Park overground station is located 2 miles distant providing excellent transport links into central London.

Accommodation

The property is a single storey shop of brick construction under a flat roof, adjacent to the Morden Brook Public House. The premises comprises a main retail trade area with customer W/C's located to the side and benefits from two storage rooms to the rear.

The Gross Internal Area is approximately 1,000 square feet.

The shop offers an excellent opportunity for a retailer to establish and grow a retail business(excluding off licence) which benefits from significant passing trade.

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General Information

Rating

The current Rateable Value is assessed at £5,300.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading.

Tenure

The premises are available by way of a new lease at a rent and terms to be agreed subject to superior landlords consent.

Tenancy

The property will be let on an internal repairing & insuring basis with the tenant to be responsible for the shop front and windows.

Service Charge and Insurance

Service Charge and Insurance payments are to be agreed.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT will be applicable on the letting of this property.

Viewings

Viewings are strictly by appointment only.



📞 **020 7557 7844**

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Agent Details

For further details please contact



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Surveyor, London



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