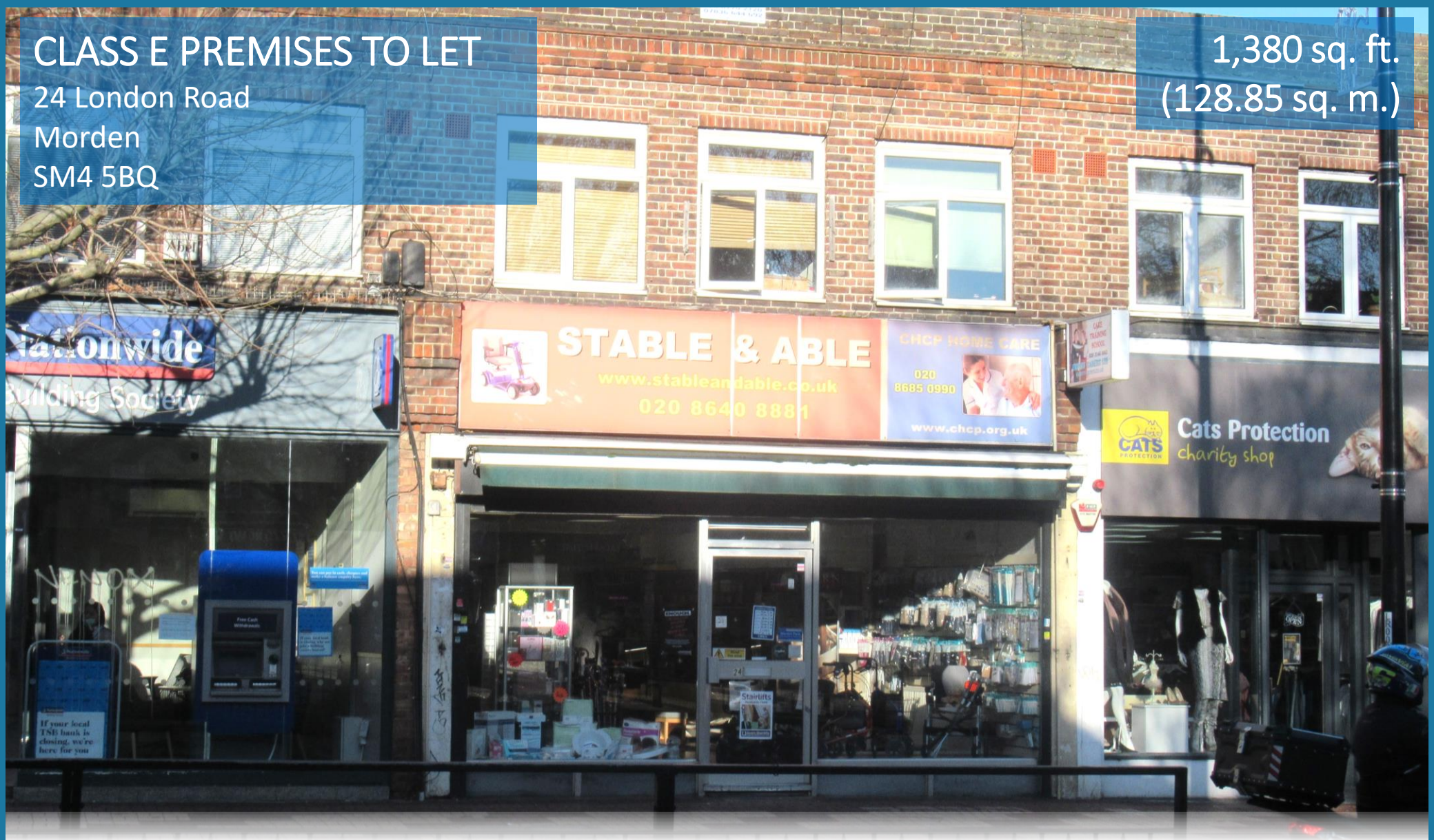
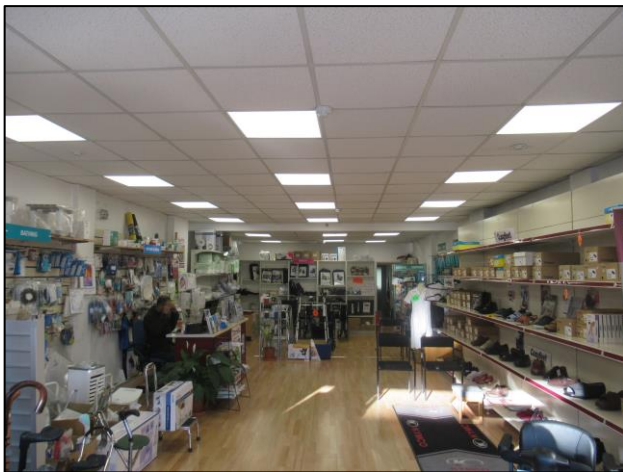


CLASS E PREMISES TO LET

24 London Road
Morden
SM4 5BQ

1,380 sq. ft.
(128.85 sq. m.)





LOCATION

The property is located in Morden Town Centre and just a few minutes' walk from Morden Underground station (Northern Line) and bus station.

The property is located to the north side of London Road (A24) and nearby occupiers include Nationwide Building Society, Cats Protection League, Specsavers and a Sainsbury's Supermarket together with a variety of local and independent traders with such uses including food related, jewellery, dentist, and health and fashion.

DESCRIPTION

The property comprises a mid-terraced retail unit and comprises a large retail area with further storage, kitchen and single WC beyond. There is rear pedestrian access into the service road, access via Kenley Road. Whilst deliveries may be taken to the rear, there is no onsite parking available.

AMENITIES

- Good Town Centre location
- Rectangular retail area
- Secure roller shutter to front

LEASE

A new 5 lease is available on terms to be agreed.

ACCOMMODATION

Ground Floor

Retail	883 sq. ft. (82.02 sq. m.)
Stores	397 sq. ft. (36.90 sq. m.)
Kitchen	58 sq. ft. (5.40 sq. m.)
Lobby/Storage area	49 sq. ft. (4.53 sq. m.)
Total Ground Floor	1,380 sq. ft. (128.85 sq. m.)

ITZA	660 sq. ft. (61.31 sq. m.)
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USE

Class E (commercial, business and service uses).
Suitable for a variety of uses.

VAT

The property is not elected for VAT.

EPC

Band E (106)

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

CLASS E PREMISES TO LET

24 London Road
Morden
SM4 5BQ

Rent: £30,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

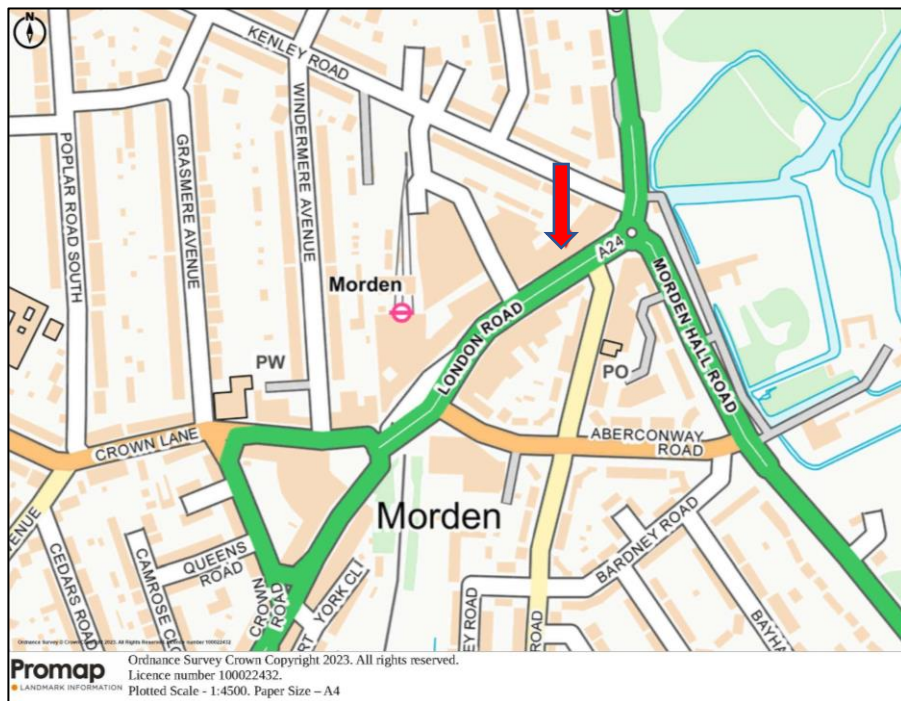
Email: commercial@as-r.co.uk

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

RATES

2023 List Rateable Value: £20,250
 UBR 2022/2023 - £0.499p in the £
 Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.



EPC

Energy performance certificate (EPC)		
24 London Road MORDEN SM4 5BQ	Energy rating E	Valid until: 6 March 2033 Certificate number: 8628-2537-3716-0205-3288
Property type	Retail/Financial and Professional Services	
Total floor area	140 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is E.		
<p>Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.</p> <p>How this property compares to others</p> <p>Properties similar to this one could have ratings:</p> <p>If newly built: 10 A</p> <p>If typical of the existing stock: 40 B</p>		
<p>Properties are given a rating from A+ (most efficient) to G (least efficient).</p>		



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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

