



TO LET



Yearly £24,000

**Shop To Let
London Road, Mitcham, Surrey, CR4**

Crown Real Estate are proud to present this exceptionally spacious and newly refurbished commercial premises, offering an outstanding opportunity for a wide range of businesses. Benefiting from its classification under Class E usage, this versatile space is suitable for retail, office, café, clinic, or many other business types, making it an incredibly flexible investment.

The shop has been recently modernised to a high standard, providing a fresh and welcoming interior that is ready for immediate occupation. It features its own private toilet facilities for staff and customers, as well as a rear exit offering additional convenience for deliveries and operations.

Located directly on a busy main road, the property enjoys excellent visibility and high footfall, ensuring your business benefits from maximum exposure to passing trade. The surrounding area is vibrant and well-connected, with a strong mix of independent and established businesses, public transport links, and residential communities that generate a constant flow of potential customers.

Whether you're looking to launch a brand-new venture or expand your existing operations into a prime location, this shop presents a rare chance to secure a property that combines space, style, and superb positioning.

LEASEHOLD!!!

AVAILABLE NOW!

- Class E
- 136 Sq Meters
- Premium £5,000.00
- Lease 10 Years
- Generous Size
- 10 Years Lease
- Laminated Flooring
- Transport near by
- All amenities near by
- Vacant Possession
- Ready to move

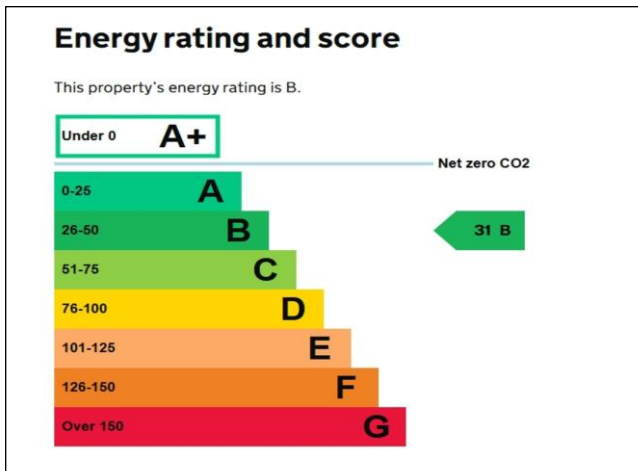
Streatham Office: Crown Lets 4u t/a Crown Real Estate, 145 Streatham High Road, London, SW16 6EG

Tel: 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

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EPC



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