



**TO LET**



**£12,000.00 Per Annum**

### Retail A1/A2 Shop

#### Bank Building, Mitcham Lane, SW16

Crown Real Estate are proud to present this well-positioned commercial shop available with vacant possession, located on a busy main road benefiting from high levels of passing traffic, excellent footfall, and strong visibility. The prominent location offers a fantastic opportunity for businesses looking to establish themselves in a thriving and highly accessible area.

The premises currently benefit from A1/A2 permitted use, making the property suitable for a wide range of retail, professional, and office-based businesses, subject to any necessary consents. This flexibility makes the shop ideal for uses such as retail stores, convenience shops, salons, consultancy offices, travel agencies, estate agencies, or other customer-facing businesses.

Internally, the property is presented in good condition and features laminated flooring throughout, creating a modern, clean, and low maintenance working environment. The open-plan layout allows incoming occupiers the flexibility to customise the space according to their business requirements and branding needs.

To the rear of the premises, the property includes a private toilet facility.

The property's strong roadside presence and excellent visibility provide valuable advertising exposure and make it highly attractive for businesses seeking to increase customer engagement and walk-in trade. Nearby occupiers and surrounding amenities further contribute to the commercial appeal of the location.

**NO PREMIUM!!!**

**AVAILABLE NOW!**

- Class A1/A2
- Rent £1,000.00 per calendar month
- Laminated Flooring
- Electric Shutter
- Separate Toilet
- Located on Busy Road
- Electric Central Heating
- Transport Nearby
- Nearby Amenities
- Vacant possession
- Ready to move



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