



LARGE PUB WITH GARDEN & CAR PARK TO LET IN MITCHAM

**350 LONDON ROAD, MITCHAM,
SURREY, CR4 3ND**



Location:

Mitcham is a densely populated South London suburb lying some 8 miles South of Central London. The subject property is situated on the West side of London Road, opposite its junction with Cricket Green (A239) and Cricket Green Common. Mitcham Tram Stop is located a short distance from the property.

The surrounding vicinity is predominantly made up of local established traders.

Accommodation:

The unit is arranged over Ground, Basement, First, and Second Floors. It also benefits from a garden and large car park with the following approximate net internal areas:

Ground Floor:	2,300 sq. ft. (215 m²)
Basement:	391 sq. ft. (36 m²)
Garden:	3,293 sq. ft. (306 m²)
First and Second Floor:	12 bedrooms.

The property benefits from a dedicated car park with 60 demised spaces.

Use:

The premises benefits from Sui Generis planning consent.

Rent:

£120,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

