

Hooper

NAYLOR FRIEND

**NEWLY DECORATED AND FULLY  
FITTED SHOP FRONTED OFFICE  
TO LET**

FRONTING COMMONSIDE EAST IN MITCHAM CLOSE TO THE POND AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**7 COMMONSIDE EAST, MITCHAM,  
SURREY CR4 2QA**

**LOCATION**

The property is situated with a good frontage to Commonside East in the centre of Mitcham close to Mitcham Pond. Commonside East forms part of a major thoroughfare in Mitcham and the property benefits from significant passing vehicular traffic particularly during the rush hour periods and some pedestrian flow generated by nearby pedestrian crossings and the surrounding mixture of residential and commercial property. Mitcham town centre is within a few moments walk and major facilities such as clearing banks etc are provided.



## **DESCRIPTION**

The property comprises a ground floor lock up shop fronted premises fully fitted and partly furnished. The property has a modern shop front set behind an electric security shutter, external ramp and step access, a suspended ceiling with good quality lighting, central heating and air conditioning (not tested) and a disabled WC. The property is positioned to provide a small kitchen/staff room to the rear and internally is arranged as shop fronted office premises accommodating approximately 5 desks. It should be noted that furniture remains within the property and may be used by an incoming tenant although it will remain as a landlord's fixture.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>6.40m</b>	<b>21'</b>
<b>Internal Width</b>	<b>6.21m</b>	<b>20'4</b>
<b>Shop Depth</b>	<b>6.64m</b>	<b>21'8</b>
<b>Sales Area</b>	<b>40.87m<sup>2</sup></b>	<b>440 ft<sup>2</sup> (approx)</b>
<b>Kitchen/Staff Room</b>	<b>6.50m<sup>2</sup></b>	<b>70 ft<sup>2</sup> (approx)</b>
<b>Disabled WC</b>		
<b>Externally:</b>	<b>Parking for one car to the rear.</b>	

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.



Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order and would suit a variety of trades but is particularly well suited to a retail office environment. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

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