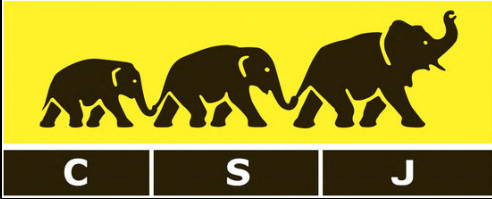


# 33 - 39 Upper Green East Mitcham, London CR4 2PF

For Sale  
Mixed Use Development Opportunity

Sole Agents



Established 1976





## Introducing 33 - 39 Upper Green East

Mixed use town centre development opportunity with planning granted for a new build scheme with commercial at ground floor level and 20 apartments above all for private sale

### Location

Located in the centre of Mitcham surrounded by both residential & commercial properties

Local occupiers include a range of multiple and independent retailers, together with other uses including dentists and office occupiers. Retailers nearby include Superdrug, Lloyds Bank, Boots, Farm Foods, Lidl, Iceland, Poundland and more.

### Nearest Stations:

Mitcham Eastfields 0.5 miles – (Southern & Thameslink Services)  
Colliers Wood Underground 1.3 miles (Northern Line Services)

### Bus Routes:

51, 118, 127, 152, 264, 270, 355, 655, N133, S1





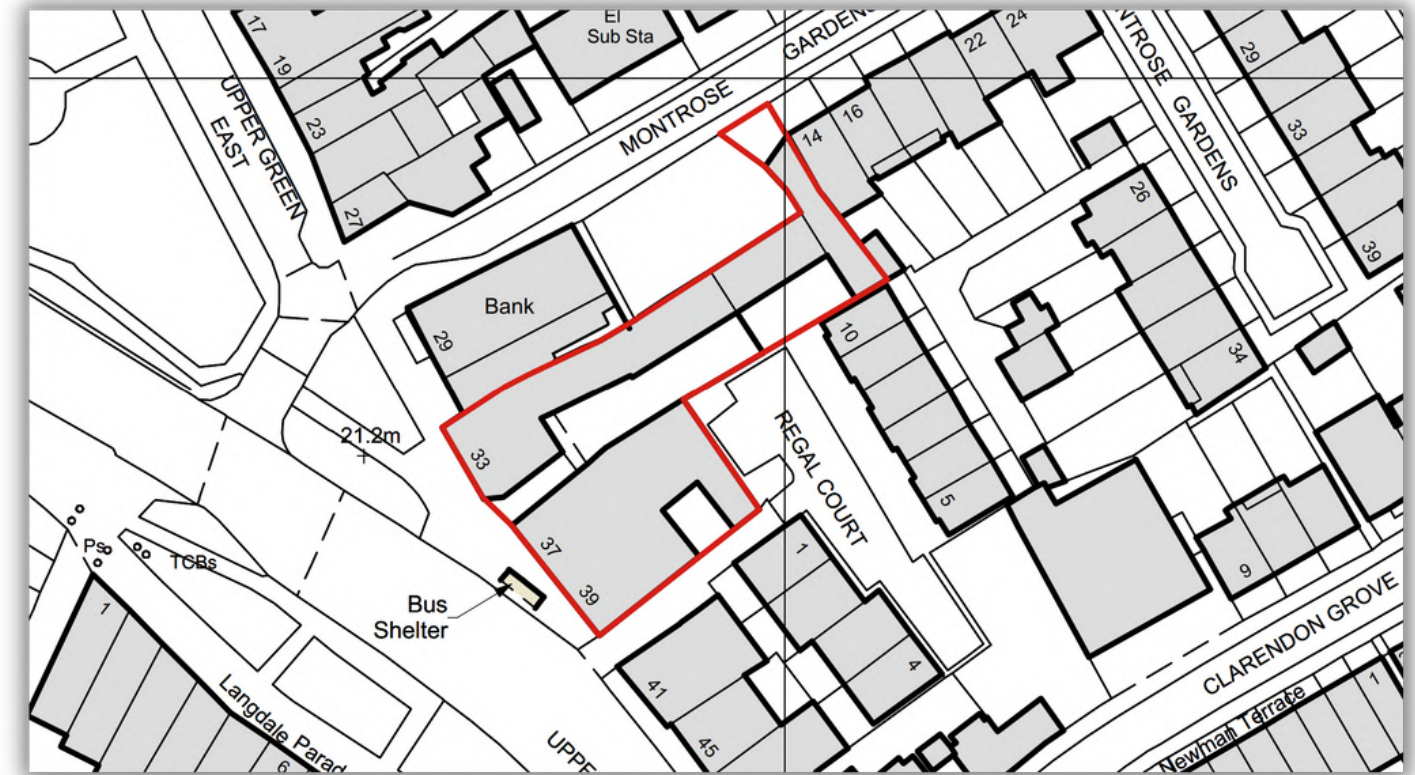
## Existing Property

The site currently comprises two separate titles

33 - 35 Upper Green East - 2 x retail units with 2 x 3 bedroom flats above and a 2 storey light industrial unit to the rear

37 - 39 Upper Green East - Double fronted retail unit with 2 x 3 bedroom flats above

**Plot size:** 0.248 acres



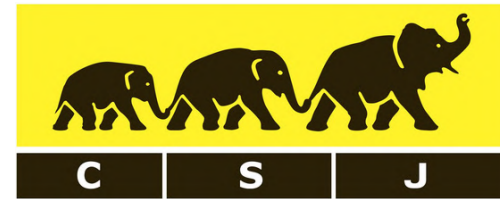
## Planning

Planning was granted by the London Borough of Merton ref: 19/P2747 For.....

Demolition of existing buildings and erection of a new four storey mixed use building comprising commercial units at ground floor level (Use class A1, A2, A3, A5, B1 or D1.) and 20 self-contained flats above with associated landscaping, bin and bicycle store

[Link to Planning](#)





## Section 106 & CIL Contributions

This is a car free development, owners, tenants and any future residents are not able to apply to the local authority for parking permits

**S106 Financial contribution:** £94,371

**CIL Contribution:** £184,400

## GDV

GDV estimated in the region of £8,000,000

## Terms

Offers in excess of £2,000,000 Freehold

The site is being sold with the benefit of vacant possession

## Legals

All parties are responsible for their own legal expenses

## Viewings

Contact Sole Selling Agents

Christopher St James 020 8545 0591

Plot	Floor	Beds	Amenity (Sq m)	Sq Mt	Sq Ft
1	First	1	Balcony (12.9 sqm)	51.6	555
2	First	1	Balcony (7.6 sqm)	51.0	549
3	First	1	Balcony (13.7 (sqm)	60.0	646
4	First	1	Balcony (5.6 sqm)	52.0	560
5	First	1	Balcony (5 sqm)	53.0	570
6	First	1	Balcony (5 sqm)	53.0	570
7	First	2	Balcony (6.1 sqm)	68.0	732
8	First	1	Balcony (7.1 sqm)	51.0	549
9	Second	1	Balcony (12.9 sqm)	51.6	555
10	Second	1	Balcony (7.6 sqm)	52.0	560
11	Second	1	Balcony (6.2 sqm)	53.0	570
12	Second	1	Balcony (6 sqm)	52.0	560
13	Second	1	Balcony (5.5 sqm)	53.0	570
14	Second	1	Balcony (5.5 sqm)	53.0	570
15	Second	2	Balcony (6.3 sqm)	68.0	732
16	Second	1	Balcony (15.9 sqm)	37.9	408
17	Third	1	Balcony (6 sqm)	52.0	560
18	Third	1	Balcony (5.5 sqm)	53.0	570
19	Third	1	Balcony (5.5 sqm)	53.0	570
20	Third	2	Balcony (6.3 sqm)	68.0	732
					<b>11,686</b>

Unit	Floor		Uses	Sq Mt	Sq Ft
1	Ground	1	A1/A2/A3/A5/B1/D1	463.0	4,982
					<b>4,982</b>

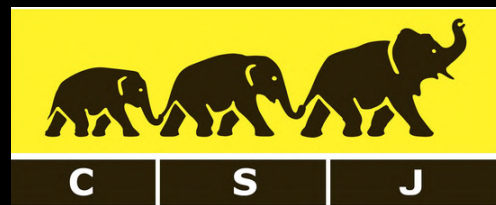




**Contact Sole Agents  
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newhomes@csj.eu.com**

**www.csj.eu.com**



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- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.