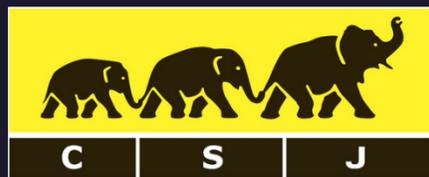




118 - 120 London Road Mitcham, London CR4 3LB

Marketing Particulars Jan 2024



Summary

Investment / development opportunity

The property is on a single title with 2 separate buildings comprising Car repair / MOT station let on a long lease which expires in 2027 and office space let on short term agreements with 2 months notice required for vacant possession

Title Nos: SY159723

Plot size: 0.121 acres

Use Class: E Class

Listed Building: No

Flood Zone: No

Local Authority: Merton

Location

The property occupies a prominent corner position along the A217 London Road at its junction with Dennis Reeves Close on the edge of Mitcham Town Centre with quick access to neighbouring Streatham, Tooting & Colliers Wood

Nearest Stations:

Tooting British Rail Station - 0.5 miles (Thameslink Services)

Colliers Wood Underground Station - 1 mile (Northern Line Services)



Tenancies / Income

MOT Station: 20 year lease expires Nov 2027 – Passing Rent £36,000 pa
Occupying the majority of the ground floor space in the front office building, yard space and all units industrial units to the rear

Private tenants: Short term license agreements with 2 months notice required for vacant possession – Passing rent £24,000 pa let separately to two private individuals

Total Passing Rent: £60,000 pa

Planning

Subject to the relevant consents it is felt the site would lend itself to a mixed use or residential development

Scope also exists for extension / refurbishment works to increase the rental income

Terms

Guide Price £1,000,000 Freehold

Please be advised that subject to planning offers are not being considered

Viewings

Viewings are strictly by appointment only

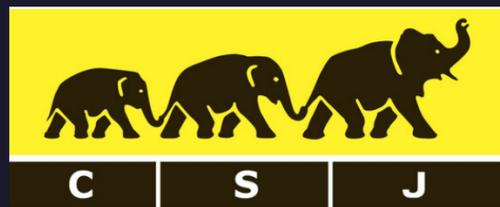
Running businesses are in occupation and interested parties are asked not to approach staff



Christopher St James
61 High Street
Colliers Wood
London SW19 2JF

020 8296 1270
Info@csj.eu.com

www.csj.eu.com



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