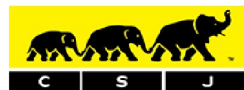




77 SHERWOOD PARK ROAD, MITCHAM,  
LONDON, CR4 1NB

**£460,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

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## Description

Investment / Development opportunity for sale

Ground floor commercial unit with two bedroom flat above currently let to a single tenant with a passing rent of £18,500 p/a.

To the rear of the property and fronting Abbots Road is a separate building which is vacant and we understand from our clients was formerly used as a barber shop, this unit has potential for a number of uses including residential development subject to the relevant consent

## Location

The property occupies a prominent corner position on Sherwood Park Road at its junction with Abbots Road and is served by good road links including the A23.

The M25 London orbital Motorway is also within easy reach. Shops facilities, Mitcham Junction station and Mitcham Common are within walking distance and Croydon can also be reached easily.

Nearest rail station: Eastfields 0.9 miles

## Tenancies

Ground floor shop and 2 bed flat are let on a 12 year lease from 3rd August 2020 with a rent review on the 3rd (done), 6th and 9th anniversary

## Terms

Guide Price £460,000

Unconditional offers only will be considered

## Viewings

Contact sole agents

Christopher St James 020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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.

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