



23 ABBOTSBURY ROAD,
MORDEN, SM4 5LJ

£25,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

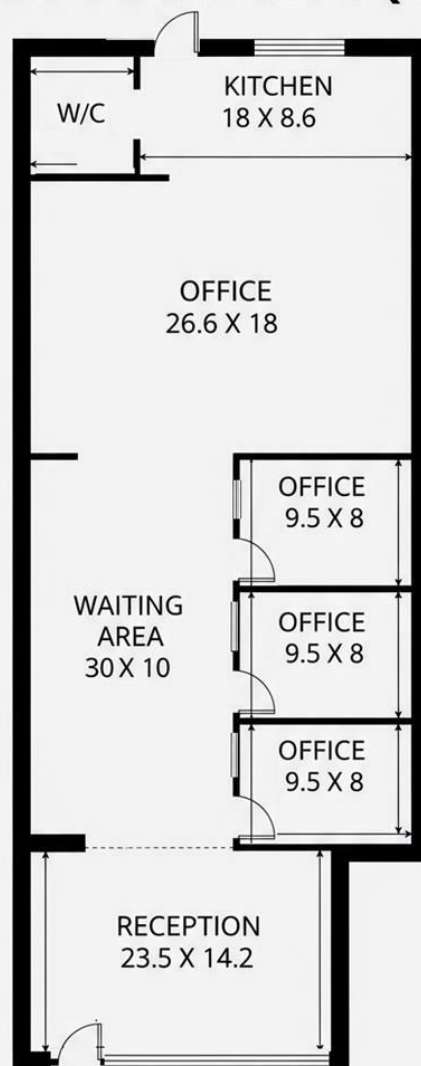
Residential / Commercial / Land & Development

020 8296 1273

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TOTAL AREA: 1495.3 SQ FT



measurements not to scale - guide only

Description

Vacant 1,495 sq ft Ground floor commercial unit available on a new lease with flexible terms subject to agreement.

The current planning use is E class with alternative uses possible subject to the relevant consents.

The property benefits include electric roller shutter, WC, Kitchen, parking to the rear, flexible layout

Location

The property is located on Abbotsbury Road, near its junction with London Road, Morden and is only a short walk to Morden Underground Station (Northern Line) and bus connections.

Terms

Rent : £25,000p/a

New lease with flexible terms subject to agreement.

Lease to be taken outside the landlord and tenant act 1954

Landlord legal fees are payable.

Rates

All interested parties are expected to confirm this with the local rating authority.

Viewings

Contact Sole Agents Christopher St James 020 8296 1273

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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