



30 ABBOTSBURY ROAD, MORDEN, LONDON,
SM4 5LQ

£18,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

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TOTAL AREA: 599 sq ft



MEASUREMENTS ARE GUIDE ONLY - PLAN NOT TO SCALE

Description

A ground floor 600 sq ft commercial unit with rear access and W/C

The property was previously occupied and trading as a burger bar and benefits from secure electric roller shutter to the front

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 £18,000p/a

A new lease available with flexible terms subject to agreement.

Landlord legal fees are payable.

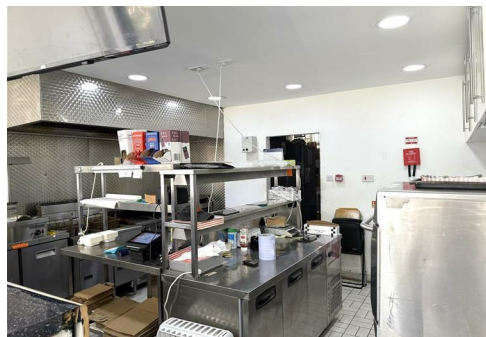
Rates

Interested parties are advised to make their own enquiries with the local rating authority.

Viewings

Strictly by appointment only

Contact Sole Agents - Christopher St James on 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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