



**350 London Road, Mitcham, Surrey, CR4 3ND**

**Location**

The property is located in Mitcham in South London. Mitcham is a suburb approximately 8 miles South of Central London. The property is located on London Road, opposite Cricket Green and Cricket Green Common. The property has the benefit of good transport links with West Croydon Station 1.1 miles east of the property and Station House Station 2.3 miles north of the property. The surrounding occupiers include other licenced operators and residential dwellings. [Google Street View](#)

**Description**

The unit is arranged over ground floor and basement. We understand the gross approximate areas to be as follows:

Ground Floor	305.85 sq m	3,292 sq ft
Basement	36.30 sq m	391 sq ft
Total	342.15 sq m	3,683 sq ft

**Tenure**

The premises are available by way of a new 15-20 year lease subject to 5 yearly upwards only rent reviews.

**Rent**

£40,000 per annum exclusive.

**Planning**

The retail premises benefits from A3/A4 planning consent. Alternative uses may be considered subject to planning.

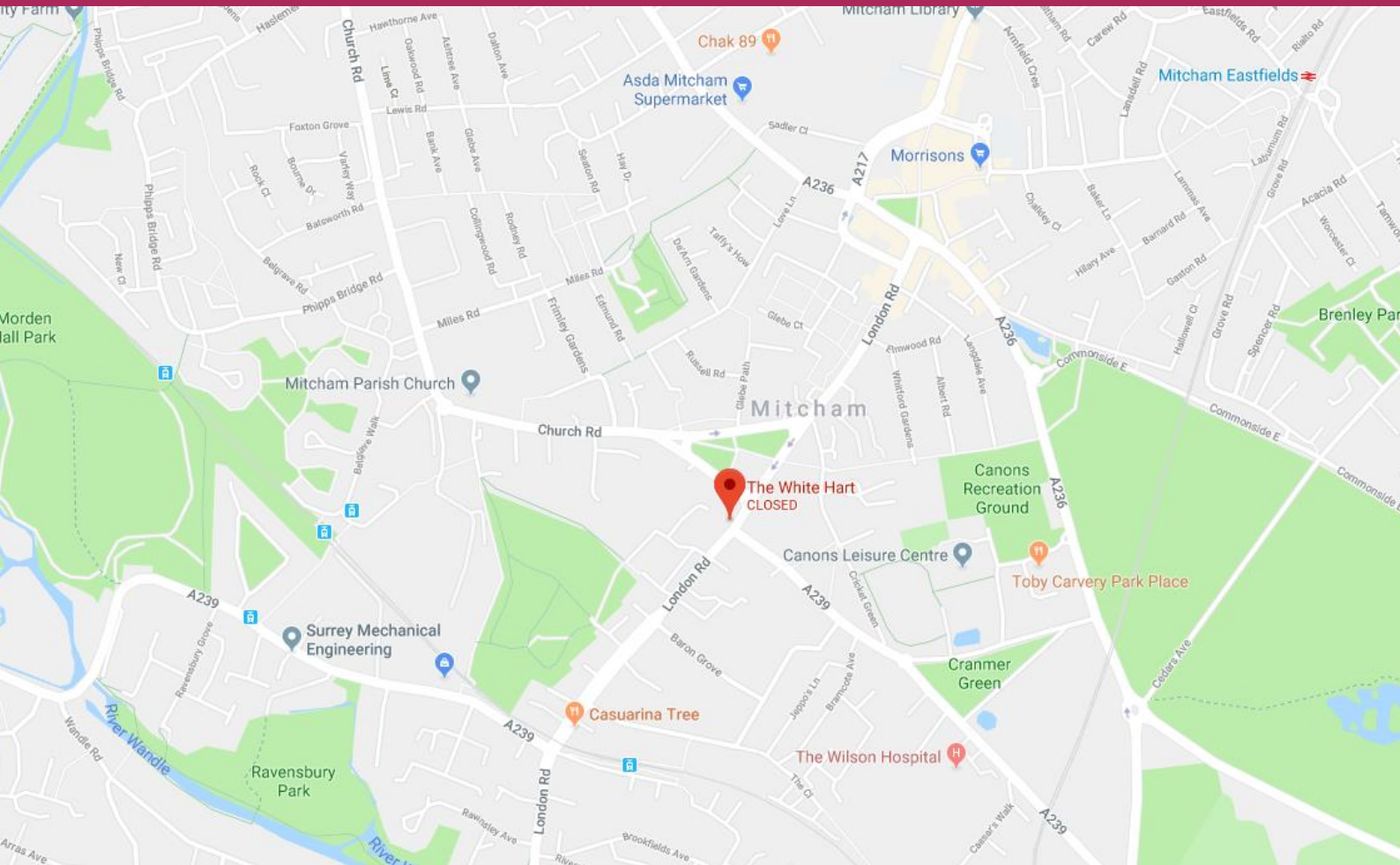
**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

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