

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**London Road, Morden, SM4 5BQ**

**Offers In Excess Of £325,000 Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

Morden is a busy suburban centre and enjoys excellent communications being on the A24 and only a short distance from Morden Underground Station (Northern Line Terminus) and Bus Station.

The centre benefits from numerous National Retailers including Sainbury's, Superdrug, Specsavers, Boots and Nationwide.

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |         |           |
| (92 plus) <b>A</b>   |                         |         |           |
| (81-91) <b>B</b>   |                         |         |           |
| (69-80) <b>C</b>   |                         |         |           |
| (55-68) <b>D</b>   |                         |         |           |
| (39-54) <b>E</b>   |                         |         |           |
| (21-38) <b>F</b>   |                         |         |           |
| (1-20) <b>G</b>  |                         |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |         |           |
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The property sits behind a wide pavement immediately adjacent a pelican crossing.

A brick built two-storey terrace building under flat roof.

Ground Floor: gross frontage - 5.7m (18'6")

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|---|----------------------------|---------|-----------|
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| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |         |           |
| (92 plus) <b>A</b>  |                            |         |           |
| (81-91) <b>B</b>  |                            |         |           |
| (69-80) <b>C</b>  |                            |         |           |
| (55-68) <b>D</b>  |                            |         |           |
| (39-54) <b>E</b>  |                            |         |           |
| (21-38) <b>F</b>  |                            |         |           |
| (1-20) <b>G</b>   |                            |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |         |           |



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Shop: 115 sq.m (1,250 sq.ft.),

Rear Store: 78 sq.m (75 sq.ft.), W.C.

First Floor: 02 sq.m (1110 sq.ft.)

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|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
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| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |         |           |
| (92 plus) <b>A</b>  |                            |         |           |
| (81-91) <b>B</b>  |                            |         |           |
| (69-80) <b>C</b>  |                            |         |           |
| (55-68) <b>D</b>  |                            |         |           |
| (39-54) <b>E</b>  |                            |         |           |
| (21-38) <b>F</b>  |                            |         |           |
| (1-20) <b>G</b>   |                            |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |         |           |
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Rear Parking: Accessed via rear service road.

## TENURE

The property is trading as a Food Store on a full repairing and insuring Lease.

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| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
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| Environmental Impact (CO <sub>2</sub> ) Rating             |                            | Current | Potential |
|--|----------------------------|---------|-----------|
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| (92 plus) <b>A</b>   |                            |         |           |
| (81-91) <b>B</b>   |                            |         |           |
| (69-80) <b>C</b>   |                            |         |           |
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15 years from 22nd March 2010 at a passing rent of £19,000 per annum exclusive.

USER

Retail (Use Class E)

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|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
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| Environmental Impact (CO <sub>2</sub> ) Rating             |                            | Current | Potential |
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| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |         |           |
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# RATEABLE VALUE (2017)

£18,750 - London Borough of Merton.

- Valuable Rent Review March 2022.

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- Potential for further development subject to purchaser obtaining all necessary local authority consents.

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