

# 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>			
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(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
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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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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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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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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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# 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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