

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



London Road, Morden, SM4 5BQ

Offers In Excess Of £300,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

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 - 5.56m (18'x")

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Shop: Approx. 92 sq.m (960 sq.ft.), kitchen & W.C.

First Floor: Approx. 42 sq.m (450 sq.ft.), W.C.

Rear Parking: Approx. 450 sq.ft. - accessed via service road.

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TENURE

The property is occupied by IDH Limited (formerly ADP Dental Company Limited) on a full repairing and insuring Lease.

10 years from 18th July 2012 at a current rent of £16,500 per annum exclusive.

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USER

Dental Surgery (Now – Use Class E)

RATEABLE VALUE (2017)

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£16,373 - London Borough of Merton.

- Valuable Reversion - July 2022
- Potential for further development subject to purchaser obtaining all necessary local authority consents.

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