



DOUBLE RETAIL UNIT TO LET

**3 – 4 CROWN PARADE
CROWN LANE
MORDEN
SM4 5DA**



1,290 sq. ft. (119.88 sq. m.)



LOCATION

The property is located within a small retail parade on Crown Lane (A24) in Morden town centre and forms part of the town one-way system around the Civic Centre complex.

Morden bus station and Morden Underground station (Northern Line) are a 2 minute walk away.

Morden town centre has a wide range of national and independent retailers offering a wide range of services.

There is 30 minutes free parking outside the property (Red Route). No parking is included with this property.

DESCRIPTION

The premises comprise a double ground floor lock up shops, which has been stripped back to shell condition. Lighting circuits remain together with a male and female WC's and shower and new kitchen units. Ready for an incoming tenant's fit out.

AMENITIES

- Tube and bus services close by
- Ready for tenant's fit out
- 3.832 meter ceiling height.
- Fire alarm system
- Electric roller shutters to front.
- WC and shower facilities
- Mains electricity and water supplied

PLANNING

Class E – commercial, business and service uses.

TENURE

New FRI lease available on terms to be agreed.

ACCOMMODATION

Unit 3 Retail area:	520 sq. ft.	(48.32 sq. m.)
Unit 4 Retail area:	551 sq. ft.	(51.22 sq. m.)
Unit 4 Kitchen:	219 sq. ft.	(20.34 sq. m.)
Total	1,290 sq. ft.	(119.88 sq. m.)

RENT

£34,000 per annum exclusive.

VAT

The property is not elected for VAT. VAT is not payable on the rent.

EPC

C (74).

RATES

Rateable value: £15,750.

The 2021/22 UBR is 49.9p in the £. Interested parties are recommended to make their own enquiries with London Borough of Merton.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

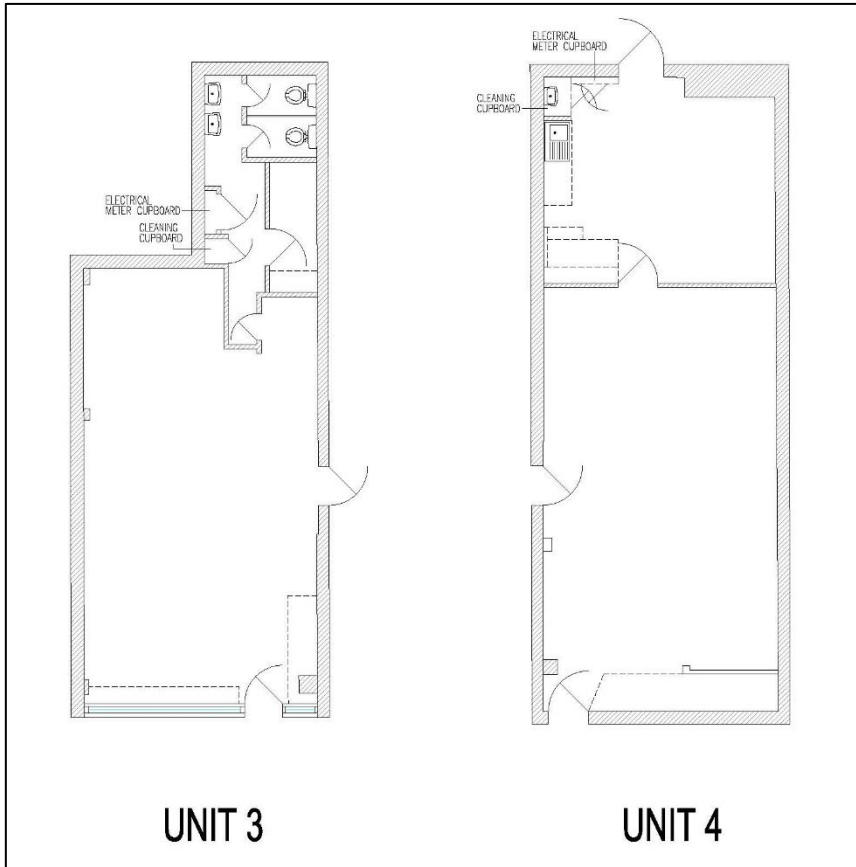
Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
 - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property
- August 2021



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Plotted Scale - 1:2000. Paper Size - A4

Energy performance certificate (EPC)

UNITS 3 AND 4 CROWN PARADE MORDEN SM4 6DA	Energy rating C	Valid until: 8 August 2031 Certificate number 8958-4183-8922-8764-0826
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	139 square metres

Rules on letting this property

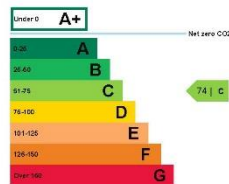
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **29 | B**

If typical of the existing stock **86 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

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August 2021