



123 Mitcham Road, London SW17 9PE

Established dry cleaning business FOR SALE including lease of the whole building
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£55,000 premium sought for this valuable leasehold business, Rent £28,000 per annum

LOCATION: - The property is situated fronting Mitcham Road between Tooting Broadway and Amen Corner close to the junction with Vant Road and occupies a highly visible position. The busy parade is occupied by a number of multiple and local retailers along with numerous restaurants and takeaways. Mitcham Road is a busy link road between Tooting Broadway and Mitcham with the business benefiting from constant vehicular passing traffic. Due to the densely populated residential area the shop enjoys a large pedestrian foot flow.

DESCRIPTION: - The property comprises of a ground floor lock-up shop and self-contained three bedroom flat above which is let in its entirety on a 15 year FRI lease. The property has aluminum floor to ceiling glass frontage with central entrance door with roller security shutters. The shop is split into a serving area and main working area to the rear. The property is being offered on a business transfer basis to include all the equipment and the assignment of the lease.

ACCOMMODATION:

Frontage	4.67m	(15.32ft)
Overall shop depth	16.82m	(55.2ft)
Overall shop area	78.55m ²	(845 ft ²)

Internal stairs leading to first floor flat which comprises of three bedrooms, lounge and kitchen. There is also a staircase at the rear of the property allowing you to self-contain the flat.

BUSINESS:- We have been advised by our clients that the current turnover is £67,000 per annum and any potential purchasers will need to verify these figures directly with the owners.

TENURE: - The property is offered by way of an assignment of the current lease which was granted on 8th August 2017 for a term of 15 years.

USE/PLANNING: - We understand the property currently falls within Class A1 (Retail) of the Town & Country (Use Classes) Order.

RENT: - The current rent is £28,000 per annum until 7th August 2019 then rising to £30,000 per annum to 7th August 2022 then 5 yearly upward only thereafter.

PREMIUM: -A premium of £55,000 is sought for this valuable business interest to include Lease & all fixtures and fittings, equipment, plus stock at valuation.

EPC RATING: -EPC has been commissioned and will be confirmed.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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