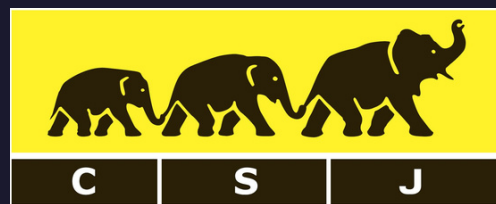




# 118 - 120 London Road Mitcham, London CR4 3LB

Marketing Particulars Jan 2024





## Summary

Investment / development opportunity

The property is on a single title with 2 separate buildings comprising Car repair / MOT station let on a long lease which expires in 2027 and office space let on short term agreements with 2 months notice required for vacant possession

Title Nos: SY159723

Plot size: 0.121 acres

Use Class: E Class

Listed Building: No

Flood Zone: No

Local Authority: Merton

## Location

The property occupies a prominent corner position along the A217 London Road at its junction with Dennis Reeves Close on the edge of Mitcham Town Centre with quick access to neighbouring Streatham, Tooting & Colliers Wood

Nearest Stations:

Tooting British Rail Station - 0.5 miles (Thameslink Services)

Colliers Wood Underground Station - 1 mile (Northern Line Services)





## Tenancies / Income

MOT Station: 20 year lease expires Nov 2027 – Passing Rent £36,000 pa  
Occupying the majority of the ground floor space in the front office building, yard space and all units industrial units to the rear

Private tenants: Short term license agreements with 2 months notice required for vacant possession – Passing rent £24,000 pa let separately to two private individuals

**Total Passing Rent: £60,000 pa**

## Planning

Subject to the relevant consents it is felt the site would lend itself to a mixed use or residential development

Scope also exists for extension / refurbishment works to increase the rental income

## Terms

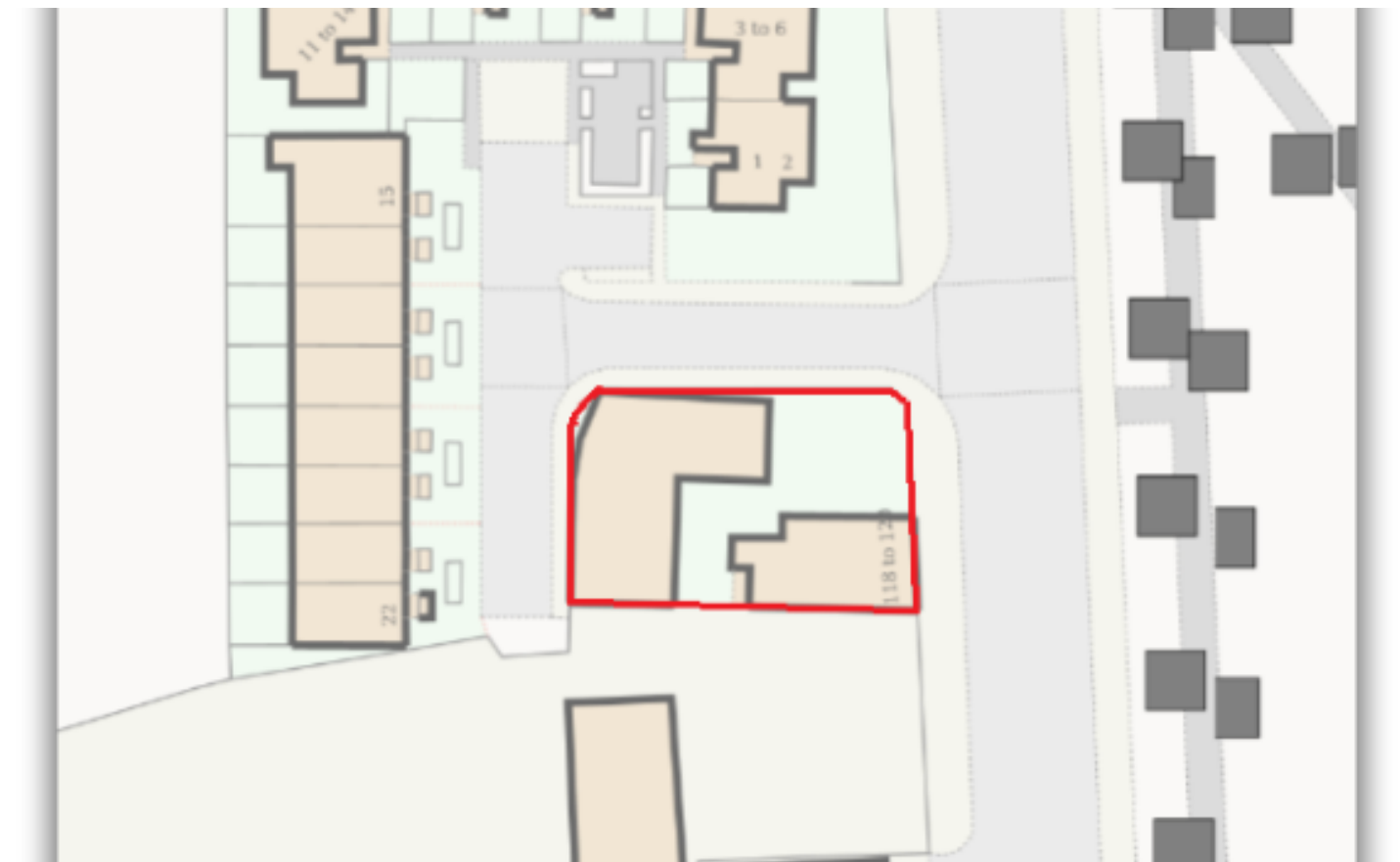
Guide Price £1,000,000 Freehold

Please be advised that subject to planning offers are not being considered

## Viewings

Viewings are strictly by appointment only

Running businesses are in occupation and interested parties are asked not to approach staff

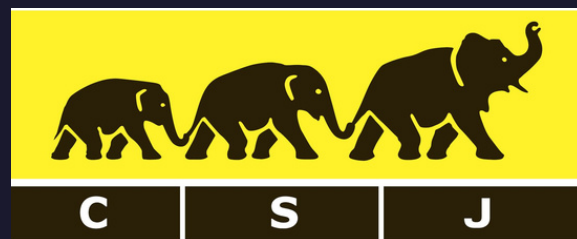




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