



Pub & 14 Rooms accommodation – Mitcham Lane SW16 Rent £82,000 per annum exclusive – Premium negotiable



Location

The property is situated on the west side of Streatham station; being a large end of terrace plot on the corner of Mitcham Lane and Thrale Road. The location is serviced by a number of bus routes and Property is surrounded by various retail shops, Estate agent, pubs, restaurant and other retail businesses.

Description

GPC are pleased to offer this Lease Assignment (around 3 years unexpired) on excellent investment opportunity. The property is comprised of a ground floor pub with basement and good size 14 rooms accommodations above with a function room at the rear. The premises are already trading and we are advised current occupier had spent over £500,000 since their occupancy to improve the premises. Great potential of income and profit that can be achieved by restructuring the arrangement and management of the property.

Lease

The property is available by way of lease assignment.

Rent

Rental **£82,000 per annum exclusive.**

Premium

Negotiable

Use Class Order

We understand the premises benefits from existing use. All ingoing occupiers must make their own enquiries to ensure that their proposed use is permitted.

Accommodation

The property has the following approximate areas

Ground floor Area:	TBC.
Basement Area:	TBC.

Total:	TBC.
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& 14 Rooms Accommodation above with separate access

VAT

We are advised by client that rent will not be subject to VAT.

EPC

This property Energy rating is "E"
A full report is available on request.

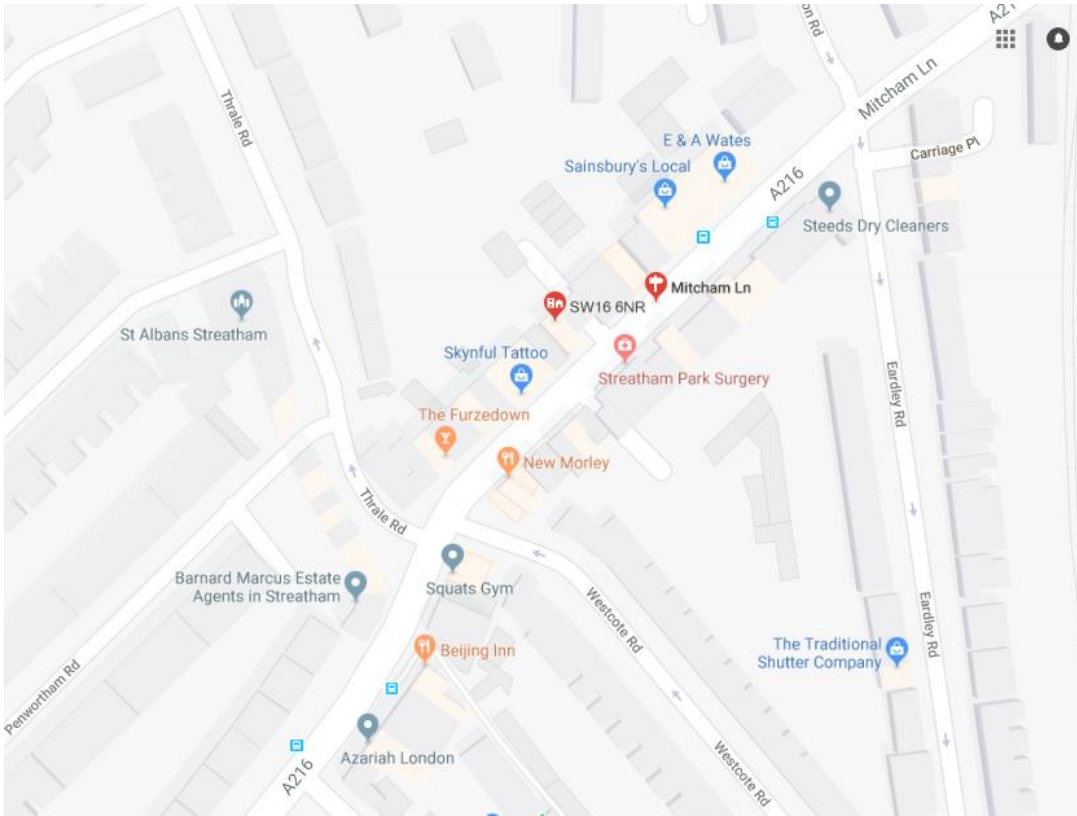
Rates

We are advised by the Local Rating Authority that the property is assessed as follows:

Rateable Value:	£31,500 p.a.
Rates Payable:	TBC

Legal Costs

A reasonable legal cost to be borne by the ingoing tenant.



PROPERTY MISREPRESENTATION ACT 1991 - NOTICE

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves inspect by inspection or otherwise as to the correctness of each of them. No person in the employment of GPC Office has an authority to make or give any representation or warranty whatsoever in relation to this property.

PROPERTY SIDE ELEVATION

