

SHOP TO LET
Rent In Region of £14,500 pa



**3 Bramcote Parade
Bramcote Court
Mitcham
CR4 4LR**

As an accredited agent we are members of

3 Bramcote Parade, Bramcote Court, Mitcham, CR4 4LR

LOCATION:

The property is situated in a prominent position on Cricket Green, yards to Mitcham town centre. The parade of shops consists of off licenses and hair salon.

DESCRIPTION:

Ground floor lock up shop.

USE CLAUSE: "E" Rely on your own search

PROPERTY:

Total GIA approx 465 Sqft.

TENURE:

The property is to be let on a new FRI Lease/License with a rent in region of £14,500 pax.

LEGAL COSTS:

Both parties' legal costs are to be borne by the ingoing tenant.

RATEABLE VALUE:

Total Rateable Value is £8,400. The property will be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

EPC: "TBC"

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PICTURES:



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

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