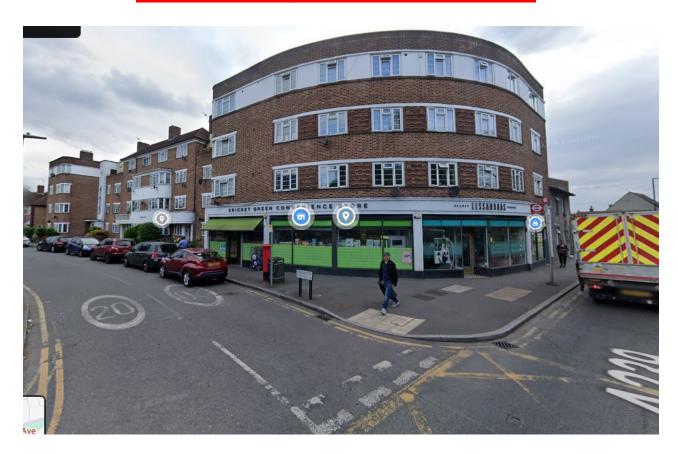


106 Merton High Street London SW19 1BD Tel: 020 8715 9444 Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk Web: www.drakesfield.co.uk Company Reg No: 3631397 VAT Reg No: 736 3377 19

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



3 Bramcote Parade Bramcote Court Mitcham CR4 4LR

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# 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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