

# SHOP TO LET

Morden – 52 London Road, SM4 5BE.



- Busy London suburb
- Refurbished ground floor
- Well configured sales area

## CONTACT

**NJWE**

**Nigel Evans**

**T** 020 7459 4506

**M** 07393601201

**E** [nigel@njwe.co.uk](mailto:nigel@njwe.co.uk)

**W** [njwe.co.uk](http://njwe.co.uk)

**A** 85 Gt Portland Street  
London, W1W 7LT

Or joint agent  
SHW  
Richard Pyne  
[rpyne@shw.co.uk](mailto:rpyne@shw.co.uk)

## LOCATION

The property is situated in a busy location close to Morden Underground Station which is the Southern end terminus of the Northern Line and Morden bus station directly to the front of the station. There is a large public car park to the rear.

## NEARBY OCCUPIERS

Sainsbury, CEX, Holland and Barrett, Greggs, Subway, Wimpy.

## ACCOMMODATION

The premises extend to the following approximate dimensions and net internal floor areas:-

Internal width min	17'7"	5.36 m
Internal width max	21'1"	6.43 m
GF sales	1500 sqft	139.35 sqm



## LEASE TERMS.

The premises are available by way of a new effective FRI lease for a term to be agreed.

## RENT

£35,000 pax +VAT

## BUSINESS RATES

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. The rateable value is to be assessed. For enquiries and to verify this, please contact the local authority.

## USE

A1

## TIMING

Immediate

## EPC

Band D

Subject to Contract.

6/7/2020