


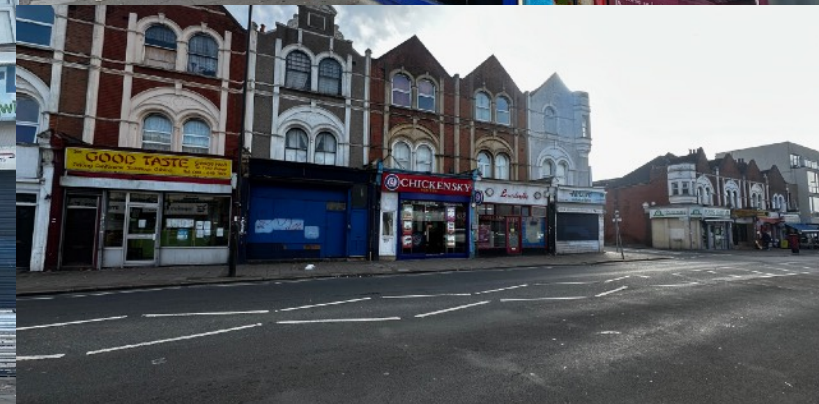
FREEHOLD INVESTMENT
FOR SALE

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **205 Streatham Road**
Mitcham, Surrey, CR4 2AJ



RETAIL AND RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

Viewing by appointment


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 **205 Streatham Road**
Mitcham, Surrey, CR4 2AJ

Location

The property is located on the A216 (Streatham Road) in Mitcham, near to Tooting Station. Nearby occupiers include Tesco Express and a variety of local operators.

Description/Accommodation

The property comprises a ground floor takeaway currently occupied by Chicken Sky Peri Peri.

There is self contained residential accommodation on two floors above providing four suites let on a HMO basis.

Tenancy Details

Ground Floor Let to Chicken Sky Peri Peri on an effective FRI Lease for a period of 18 years at a current rent of £19,200 per annum exclusive.

The upper parts are being let out under an HMO license comprising 5 rooms sharing toilet and kitchen facilities.

The annual income being achieved on the upper parts is £45,000pa.

Internal Area

Net internal areas as follows:

Ground Floor 56.19 sq m 605 sq ft

Please note the property has not been measured these figures having been taken from the Valuation Office Website and any interested party should make their own enquiries.

Terms

The property is available to purchase freehold subject to the existing Tenancy Agreements.

Price

£750,000 plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £9,000. The UBR for 2024/25 is 49.9p in the £.

Legal costs

Each party to bear their own legal costs incurred in this transaction,

Energy Performance Certificate

Awaiting Energy Performance Certificate



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