

**D1 PREMISES
FOR SALE / TO LET**

**41 STREATHAM ROAD
MITCHAM
CR4 2AD**



GIA: 993 SQ. FT. (92.23 SQ. M.)



LOCATION

Mitcham Eastfields Train station is ½ a mile to the south-east and provides Southern services between Epsom and London Victoria and Thameslink services between Sutton and St Albans City. The 127 and 201 bus routes pass the property.

The property is located to the south side of Streatham Road (A216), opposite Figges Marsh.

DESCRIPTION

The subject property comprises a detached single storey building of rendered elevations under a dual pitched roof, formerly trading as a tuition centre (D1 use). The accommodation is arranged as entrance hall, office, 3 teaching rooms, store room and 2 single WCs.

AMENITIES

- Established D1 use
- Opposite Figges Marsh neighbourhood park
- Three teaching rooms
- Potential to add additional storey, subject to the usual consents

USE

D1 use. Previously a tuition centre. Prior to this was a doctor's surgery since 1962.

Interested parties are to satisfy themselves that the property is suitable for their proposed use.

TENURE

Freehold available with vacant possession or a new lease is available on terms to be agreed.

EPC RATING

Band E (108).

ACCOMMODATION:

Ground GIA: 993 sq. ft. (92.23 sq. m.)

PRICE / RENT

Guide price £475,000

Rent - £27,000 pax

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £13,000 (Private school & premises)
Estimated rates payable 2019/2020: £0.491 in £ Source VOA website

Small Business Rates Relief may be applicable. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment via the sole agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

August 2019

41 STREATHAM ROAD, MITCHAM CR4 2AD

LOCATION PLAN



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

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41 STREATHAM ROAD, MITCHAM CR4 2AD

Energy Performance Certificate Non-Domestic Building



41, Streatham Road
MITCHAM
CR4 2AD

Certificate Reference Number:
0430-0136-6039-8202-1008

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

108

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	75
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	68.04
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this
one could have ratings as
follows:

27

If newly built

78

If typical of the
existing stock

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