

D1 PREMISES TO LET

PAVILION, SHERWOOD PARK RECREATION GROUND ABBOTTS ROAD MITCHAM CR4 1JP



GIA: 1,178 SQ. FT. (109.40 SQ. M.)
APPROXIMATE SITE AREA: 13,950 SQ. FT. (1,296 SQ. M.)
0.33 Acres (0.13 ha)



LOCATION

The property is located within Sherwood Park Recreation Ground, with pedestrian access via Abbotts Road.

Mitcham town centre is and the A23 (London Road) are just over a mile from the property, whilst Mitcham Eastfields Train station is just under a mile.

DESCRIPTION

The subject property comprises a detached single storey former sports pavilion comprising a main hall area with two kitchen areas off, a single storeroom, ladies/gents and disabled WCs.

Externally, an exclusive area to be included. The boundaries are to be agreed and the tenant will be required to fence to the landlord's requirements.

AMENITIES

- Detached purpose built pavilion
- Large dedicated external area
- Good sized hall with 2 kitchens
- Male, female and disabled WCs
- Leisure use

USE

Last used as a children's nursery. Interested parties are to satisfy themselves that the property is suitable for their proposed use.

TENURE

New lease available on terms to be agreed.

EPC RATING

Report commissioned.

ACCOMMODATION:

GIA: 1,178 sq. ft. (109.40 sq. m.)
Site Area: 0.33 acres (0.13 ha) (to be confirmed)

RENT

£35,000 per annum exclusive

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £2,600
Estimated rates payable 2018/2019: £0.48 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 / James Rutter

**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 give notice that:

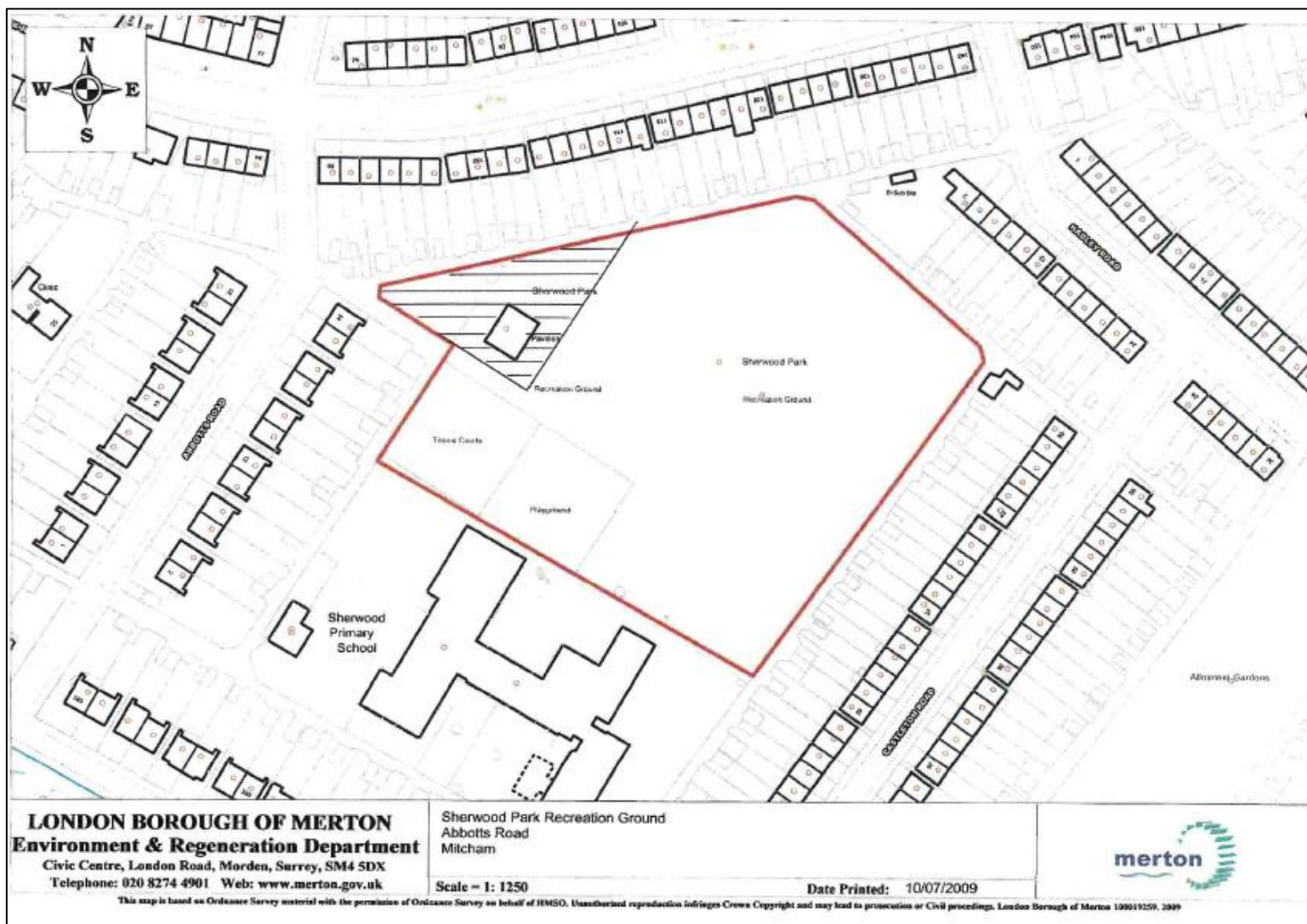
- (i) VAT may be applicable.
 - (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
 - (iii) all descriptions, dimensions, references to condition and necessary permissions 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;
 - (iv) 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
- November 2018

PAVILION, SHERWOOD PARK RECREATION GROUND, ABBOTTS ROAD, MITCHAM CR4 1JP

LOCATION PLAN



SITE PLAN



NOTE

Hatched area only to be demised. Exact boundaries to be agreed. For identification purposes only.

Red line shows the entire Sherwood Park Recreation Ground. **This letting does NOT comprise the red lined area.**