

**NURSERY PREMISES TO LET
WITH 3 BED FLAT OVER**

**66-68 LEWIS ROAD
MITCHAM
CR4 3DE**



NURSERY GIA: 989 SQ. FT. (91.86 SQ. M.)

3 BED FLAT OVER: 830 SQ. FT. (77.12 SQ. M.)



LOCATION

Mitcham town centre is approximately ½ a mile to the east with Wimbledon town centre approximately 2½ miles to the north-west and Morden town centre approximately 2 miles to the south-west.

The property is located on Lewis Road, approximately 100 metres from its junction with the A236 (Western Road).

DESCRIPTION

The ground floor comprises a former childrens' day nursery and comprises two teaching/playrooms, together with two WCs (one suitable for disabled) and a kitchen. There is also internal access to a secure, fenced, outdoor play area.

The flat over comprises a reception room, kitchen, landing, three bedrooms, bathroom and separate WC.

AMENITIES

- Semi-detached nursery premises
- Secure dedicated external area
- Formerly registered for 20 children (0-8 years)
- 3 bed flat over in good condition
- Close to town centre

USE

Last used as a children's nursery.
Day nursery use granted in December 1994.
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

Nursery: D (85)
Flat: E (52)

ACCOMMODATION:

GF Nursery GIA: 989 sq. ft. (91.86 sq. m.)
FF 3 bed flat 830 sq. ft. (77.12 sq. m.)
TOTAL 1,819 sq. ft. (168.99 sq. m.)

RENT

£45,000 per annum exclusive

VAT

The property is not elected for VAT.

RATES

2017 rateable value: £13,000
Estimated rates payable 2018/2019: £0.48 in £
Source VOA website
Small Business Rates Relief may be applicable.

Flat Council Tax Band B (£1,138.35 for 2018/19)

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

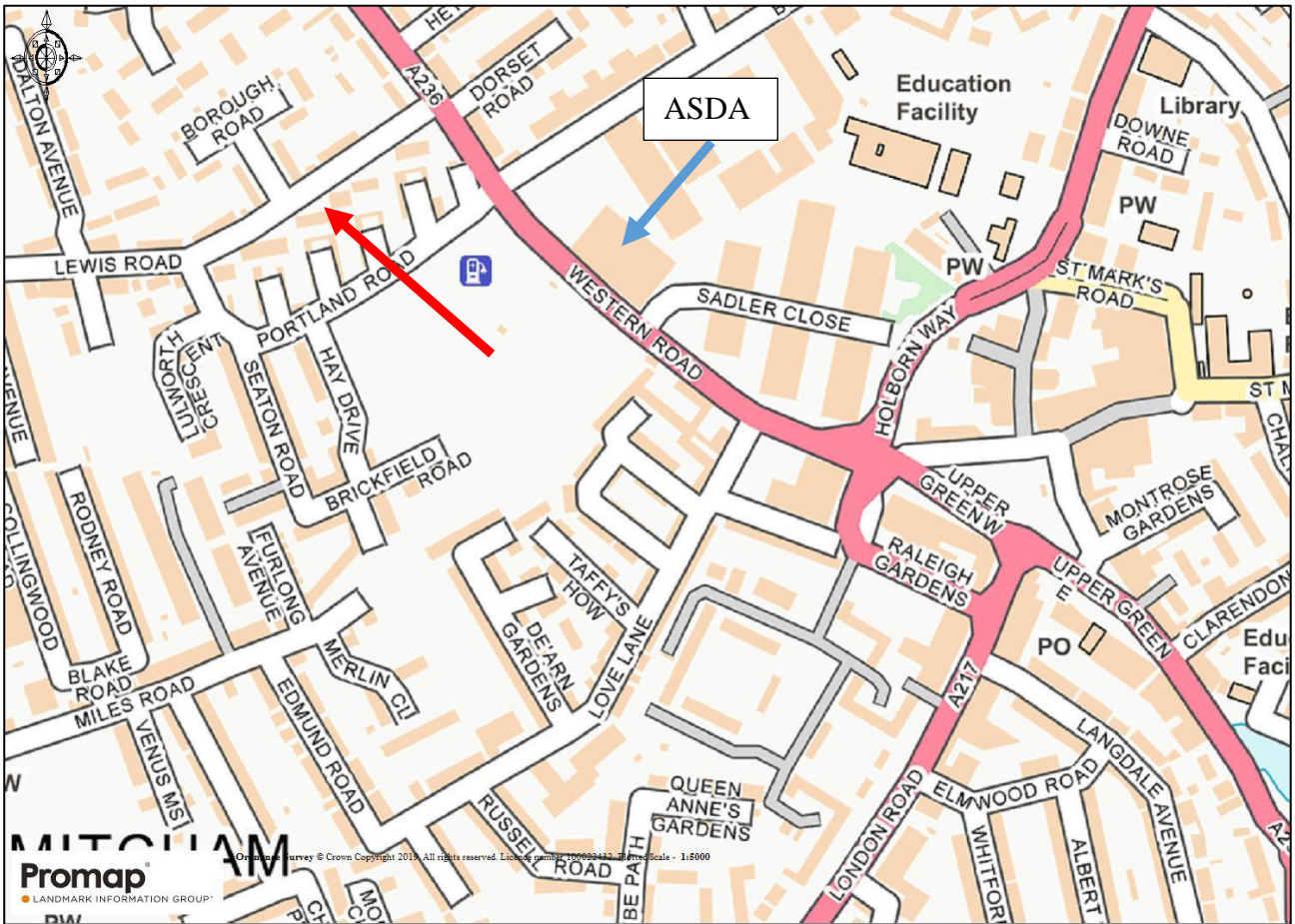
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- 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

March 2018

66-68 LEWIS ROAD, MITCHAM CR4 3DE

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:

- (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

March 2018

Energy Performance Certificate

Non-Domestic Building



66 Lewis Road
MITCHAM
CR4 3DE

Certificate Reference Number:
0820-0231-7169-7007-5002

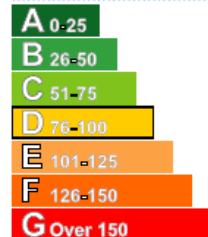
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



85 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 78
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 43.5
Primary energy use (kWh/m² per year): 238.12

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
97 If typical of the existing stock

Energy Performance Certificate



Flat, 66 Lewis Road, MITCHAM, CR4 3DE

Dwelling type: Top-floor flat
Date of assessment: 06 March 2019
Date of certificate: 15 March 2019
Reference number: 6391-7327-6770-7306-3906
Type of assessment: RUCAP, existing dwelling
Total floor area: 75 m²

Use this document to:

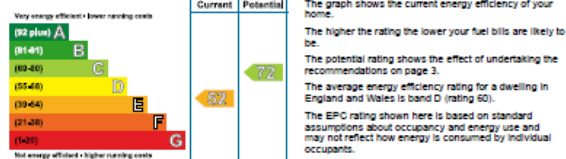
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,859
Over 3 years you could save	£ 1,206

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 177 over 3 years	You could save £ 1,206 over 3 years
Heating	£ 2,328 over 3 years	£ 1,188 over 3 years	
Hot Water	£ 288 over 3 years	£ 288 over 3 years	
Totals	£ 2,859	£ 1,653	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 762
2 Cavity wall insulation	£500 - £1,500	£ 198
3 Low energy lighting for all fixed outlets	£25	£ 63

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 8000 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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