



Ravensbury Court, Bishopsford
Road, Morden, SM4 6AN

LARGE CLASS E
/ RETAIL PREMISES

TO LET

PROPERTY SUMMARY

- Substantial Class E / Retail premises to let
- May split into two units
- Suitable for a wide variety of uses
- Forecourt parking
- Gross internal area 3,405 sq.ft (316.3 sq.m)
- Available on a new lease at £45,000 per annum exclusive (subject to contract)

LOCATION

Ravensbury Court is located in Morden just off Bishopsford Road, within the London Borough of Merton, south-west London. It is situated on the A217 at its junction with Wandle Road, next to the ESSO service station and opposite Tooting & Mitcham Community Sports Club. The area is well-served by public transport, including Mitcham Tram Station, Mitcham Junction Railway Station and Morden Underground station (Northern Line).

DESCRIPTION & ACCOMMODATION

A substantial ground floor Class E/ Retail premises which until recently traded as a Johnstone's Decorating Centre. The unit benefits from a suspended ceiling, LED lighting, a double glazed shop front with two entrances and security shutters. There are two toilets and a kitchen/staff room. There is a large forecourt for parking and loading to the front. As per the floor plan, the unit wraps around the central entrance to the flats above at the front.

	Feet	Metres
Internal Width (Max)	62'3	18.99
Internal Depth (Max)	56'6	17.2
Gross Internal Area	3,405	316.3
Net Internal Area	3,072	285.4
Outside	Forecourt parking and loading	

TERMS

Available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £45,000 per annum exclusive. Interested parties should note that our client may consider splitting the property into two units subject to satisfactory terms being agreed

Subject to Contract

RATES

The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £26,750. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Merton Council.

VAT - We understand that VAT **is not** applicable to the rent.

COSTS - Each party to bear their own costs.

EPC – This property has an EPC Rating of B (40)

For further information or to view please contact

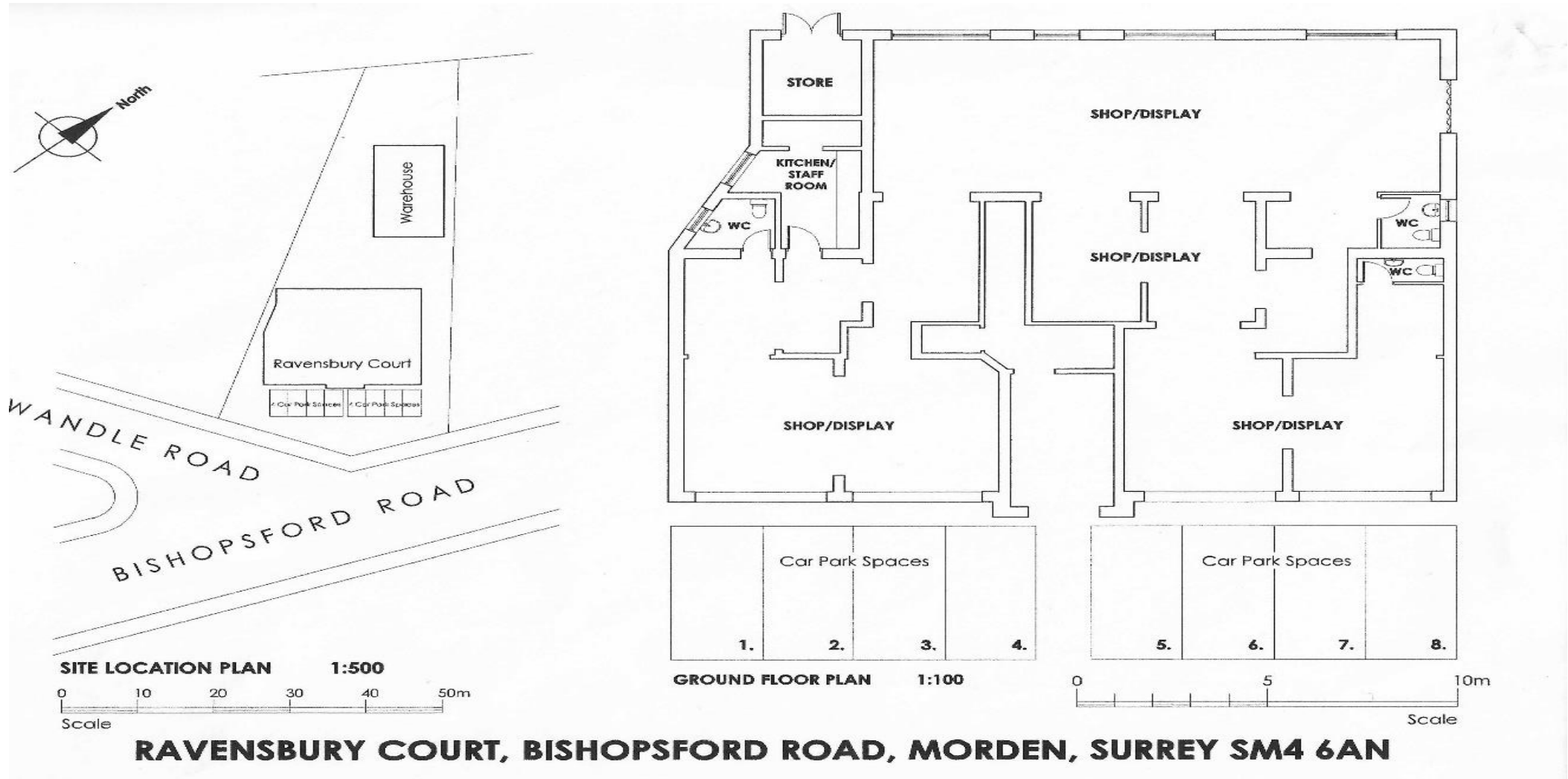
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For Indicative purposes only – Not to Scale



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