



To let

81 London Road, Morden SM4 5HP
Multipurpose commercial unit



Morden is a London Underground station in the London Borough of Merton. The station is the southern terminus for the Northern line and is the most southerly station on the Underground network. The station is situated in Travelcard Zone 4.

Morden is home to the National Trusts Morden Hall Park, Library, a new community leisure centre with pool, plus St Helier Hospital under two miles away. Operators within the immediate vicinity include Domino's, Lidl, and Iceland. Also close by to the station entrance you will find Costa Coffee, KFC, Subway, Superdrug, Boots, CEX.

Zone 4

Northern line

8.26 million

Annual Station Footfall



Description:

The property offers 1,448 sq. ft. of space over ground and first floors. The property is double fronted and has a great frontage. The ground floor was previously used as a restaurant and the first floor was previously used as a solicitor's office. Both floors are self-contained and have separate access; although prospective tenants should consider both floors altogether.

Unit Size:

Ground	984 sq. ft. (91.41 sq. m.)
First	464 sq. ft. (43.10 sq. m.)
Total	1,448 sq. ft. (134.52 sq. m.)

Services:

Power, water and drainage

Usage:

Class E considered

Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act. Annual RPI uplift for rent review applicable.

Rent:

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

Rates:

Interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials.

ALL ENQUIRIES:

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