

Lot 20, 70 Monarch Parade, London Road (A217), Mitcham, London, CR4 3HB

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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Property Information

High Street Retail Investment

- Let to Family Food Centre Ltd until 2035 with Personal Guarantee t/a Family Food Centre
- Popular and Cosmopolitan South West London suburb
- Situated in a busy Neighborhood Parade
- Prominent position 1 mile from Colliers Wood Underground Station

Lot

20

Auction

15th December 2022

Rent

£11,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

7 Miles South of Central London, 2.5 Miles South-East of Wimbledon, 3.5 Miles South-West of Clapham

Roads

A23, A24

Rail

Colliers Wood Underground Station

Air

London Heathrow Airport, London Gatwick Airport

Situation

Mitcham is a popular and densely populated South London suburb, lying some 7 Miles South of London's West end. Monarch Parade is situated on the east side of the busy London Road (A217) close to its junction with Armfield Crescent on London Road. Nearby occupiers in Mitcham include Asda, Morrisons and KFC. The immediate locality is a cosmopolitan Neighbourhood Retail hub with an eclectic mix of local commercial traders.

Tenure

Virtual Freehold. Held for a term of 999 years from 2022 at a current rent reserved of a fixed peppercorn.

EPC

C

Description

The property itself comprises a ground floor retail unit.

VAT

VAT is applicable to this lot.

Note

No 73 and No 74 Monarch Parade are being offered for sale as Lots No. 6 and 45.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review (Reversions) |
|---|--------|----------------------------|-----------------------------|--|-------------------------------------|----------------|--|
| Ground | Retail | 45.87 | (494) | FAMILY FOOD CENTRE LTD (CRN 12965174) Guaranteed by H Khalil | 15 years from 09/12/2020 until 2035 | £11,000 | 9/12/2025 and 9/12/2030 (8/12/2035) |
| Total Approximate Floor Area | | 45.87 | (494) (1) | | | £11,000 | |

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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September 2020