

# Lot 45, 74 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For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)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 J Lenihan t/a Jens Junk with Guarantee until 2026 (subject to option)
- Comprises a Ground Floor Shop
- Popular and Cosmopolitan South West London suburb
- Situated in a busy Neighborhood Parade
- Prominent position 1 mile from Colliers Wood Underground Station

#### Lot

45

#### Auction

15th December 2022

#### Rent

£12,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

7 Miles South of London's West End, 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. 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

EPC Rating - C

### Description

The property comprises a ground floor retail unit.

### VAT

VAT is applicable to this lot.

### Note

No 73 and No 70 Monarch Parade are being offered for sale as Lots No. 6 and 20.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	44.44	(475)	J Lenihan Guaranteed by K Taylor (T/A Jens Junk)	5 years from 24/06/2021 (2)	£12,000	23/06/2026
<b>Total Approximate Floor Area</b>		<b>44.44</b>	<b>(475) (1)</b>			<b>£12,000</b>	

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

(2) The lease provides for a tenant option to determine the lease on 23/06/2024 on serving 3 months notice.

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## Contacts

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