



FREEHOLD FOR SALE

HS HUGGINS STUART
EDWARDS

9-11 Upper Green East Mitcham CR4 2PE
O.I.R.O £550,000 FREEHOLD

**9-11 Upper Green East
Mitcham
CR4 2PE**

FOR SALE

Approx 1,634 sqft (151.75 sqm)

DESCRIPTION

Rare opportunity to acquire the freehold of a double fronted retail unit with a self-contained one-bedroom maisonette above in Mitcham town centre. The property is offered with full vacant possession and benefits from redevelopment potential, subject to consents.

Ground Floor Commercial	920 sqft	85.44 sqm
1 st Floor Commercial	316 sqft	29.38 sqm
9a- Residential	398 sqft	36.93 sqm
TOTAL	1,634sqft	151.75 sqm

PRICE

Offers invited in the region of £550,000.

TENURE

Freehold with Full Vacant Possession.

LOCATION

Situated in the heart of Mitcham on Upper Green East the property is well located for the town centre amenities with a number of national and local retailers in close proximity including; Morrisons, Poundland, Boots Pharmacy, Lloyds Bank & Greggs. The property benefits from good public transport links with a bus stop immediately opposite the property.

Mitcham Eastfields is less than 10 minutes walk away providing regular Southern & Thames Link Services to London Terminals.

RATES & COUNCIL TAX

Rateable value (9-11): £18,500

Rates payable at 49.9p in the £ (2022/23).

Council Tax Band (9a): B

EPC

9a: D-55

9-11: In the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

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DATE

November 2022

FOLIO NUMBER

30132

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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