

RAPLEYS

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0370 777 6292

TO LET Car Dealership

Former VW, Units 4-7, Puma Trade Park,
Morden Road, Mitcham, Surrey CR4 4DG

CONTACT **Mark Frostick**
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INCENTIVES AVAILABLE FOR EXISTING USE



SHORT TERM LEASE UNTIL 2024

Prestigious former dealership in
sought after location

Suitable for a variety of uses
subject to planning

Frontage to A239 Morden Road

Nearby occupiers include
**Access Self Storage, Halfords
Autocentres and The Vets**

3,160 sq m (34,015 sq ft)



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Location

The premises are located at the front of the Puma Trade Park, fronting the A239 Morden Road, Mitcham. The surrounding area is a mixture of commercial and residential and the site has good access across South London from the A24/A297, a short distance west. Morden underground station is approximately one mile to the west of the site.

Mitcham is part of the vibrant London Borough of Merton located between Wandsworth to the north and Sutton to the south. The borough has a population in excess of 203,000 (Council estimate 2015).

Description

The premises comprise a former **Volkswagen** dealership finished to a high standard. The site consists of a showroom with glazed frontage to the A239 with a 14 bay workshop to the rear. At the back of the main workshop is an additional workshop area that contains 2 wet valeting bays and a lift to the first floor car deck.

An internal car deck has been constructed to provide additional parking spaces for the site and there are also extensive offices at the first floor to support the main function of the dealership.

Externally there is display and customer parking for a total of 72 vehicles.

Tenure

The property is currently held on a lease expiring in June 2024.

Terms

The property is available for car dealership use until 2024. Significant incentives available for this use only.

Planning

Offers for alternative uses may be considered on their merits.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	693.84	7,468
Parts in	64.94	699
Workshop	659.54	7,099
Rear workshop	418.57	4,505
Lift	20.11	216
Car deck*	1073.18	11,552
FF parts	65.82	708
FF offices	164.06	1,766
Total	3,160	34,015
Parking	72 (plus 47 on car deck)	
	Hectare	Acre
Total site area	0.32	0.80

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

**The car deck is a tenant's improvement and is disregarded in the review of rent under the lease.*

Rating

We are advised that the Rateable Value for the property is £270,000. Please note that the government have confirmed that Business Rates will not be payable on occupied dealership premises for the whole of 2020-21.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

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Energy Performance

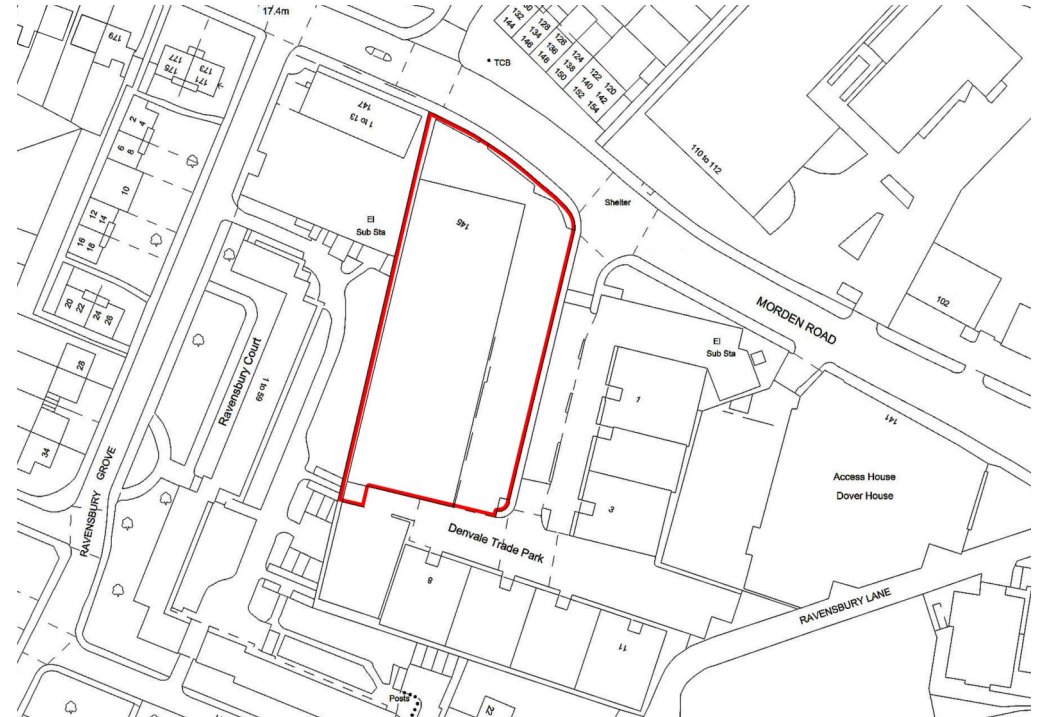
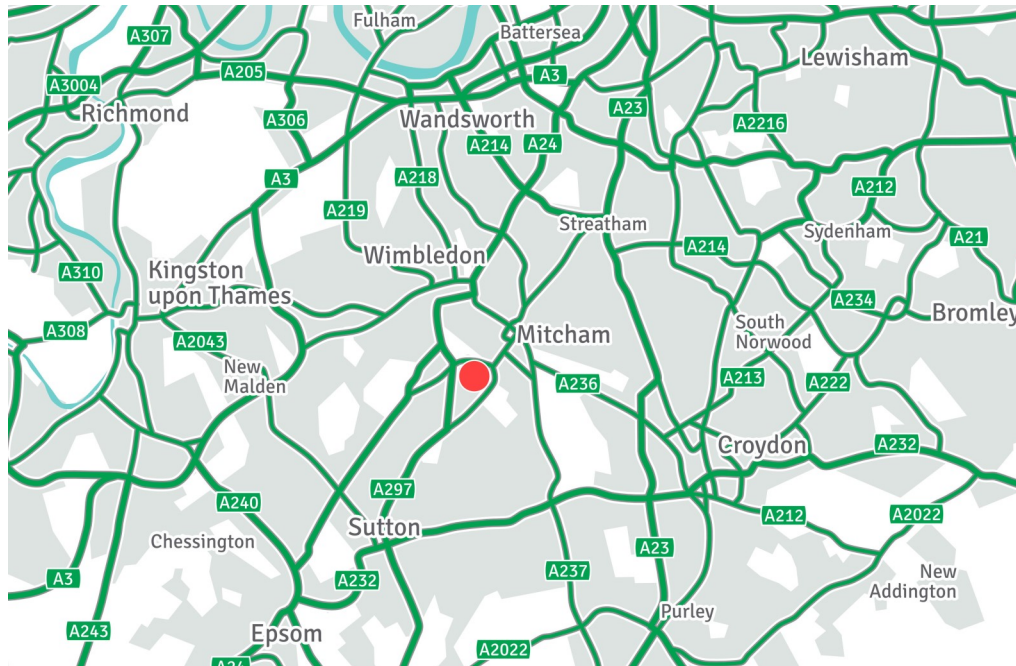
Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.



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