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FOR SALE

**FREEHOLD CLASS E UNIT – 7,260 SQ FT (674.47 SQ M)
25 MITCHAM LANE, STREATHAM SW16 6LQ**

DESCRIPTION

The property comprises a two storey Class E commercial building under a dual pitched roof. The property is currently fitted out as a central production and dark kitchen facility.

The property benefits from a loading bay, roller shutter loading door and a purpose-built electrical substation providing a 1,000KvA power supply.

LOCATION

The property is located on Mitcham Lane, within Streatham town centre.

Streatham Railway Station is 0.3 miles south of the property, providing services to London Bridge, London St Pancras, East Croydon and Sutton. Tooting Bec Underground Station is located 1.4 miles from the property, providing Northern Line services.

The property lies within the administrative region of the London Borough of Lambeth.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	3,630	337.24
First Floor	3,630	337.24
TOTAL	7,260	674.47

Approximate gross internal areas.

AMENITIES

- Frontage to A216 Mitcham Lane
- Roller shutter loading door (1.76m X 2.31m)
- 1,000 KvA, three phase power supply
- Loading bay to the front
- Proximity to Streatham Railway Station

DEVELOPMENT POTENTIAL

The property has potential for residential development by way of conversion or demolition and rebuild, subject to planning permission.

PRICE

Offers are invited in the region of **£1,500,000** for the freehold interest with vacant possession.

TENURE

The site is held under freehold title number SGL438478.

RATEABLE VALUE

The property has a rateable value of £46,250 (2023).

EPC

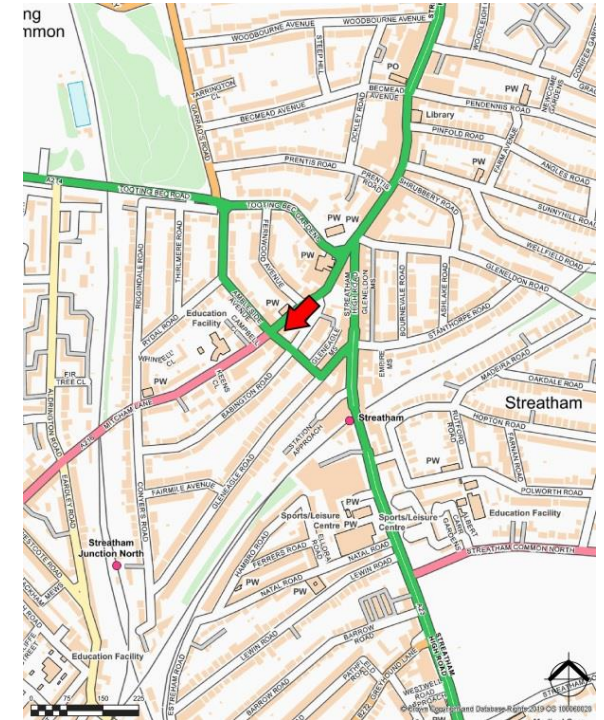
The property has an EPC Rating of C.

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

VAT

The property is elected for VAT and VAT will be charged on the quoting terms.



VIEWINGS – 020 8662 2700

Charlie McKechnie t: 07961 809344

Matt Morris t: 07894 692426

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