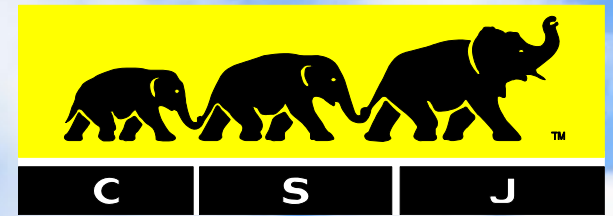


FOR SALE

Guide Price £500,000 Freehold



182 Western Road, Mitcham, London, CR4 3EB

Freehold detached property currently let as a doctors surgery, Potential for change of use and possible residential development

**Location** Situated along the A236 Western Road between Colliers Wood and Mitcham less than 1 mile to both underground and over ground stations and bus routes nearby

**Description** Detached single storey medical centre beneath pitched roof - GIA 193.4 Sq M - Plot extends to 0.109 acres (0.044 hectares).

The property is currently let to the Doctors in occupation with a passing rent of £32,000 per annum which is below market value, We feel a figure of £40,000 to be more in line with the current market

There is currently no lease in place and the incoming purchaser is expected to negotiate any rent reviews, vacant possession or any other lease terms following completion

**Terms** Unconditional offers only are being sought

Guide Price £500,000 Freehold


**Planning** Class Use E –

Please rely on your own investigations to Merton Borough Council

**Viewing** Strictly by appointment only

Contact Sole Agents



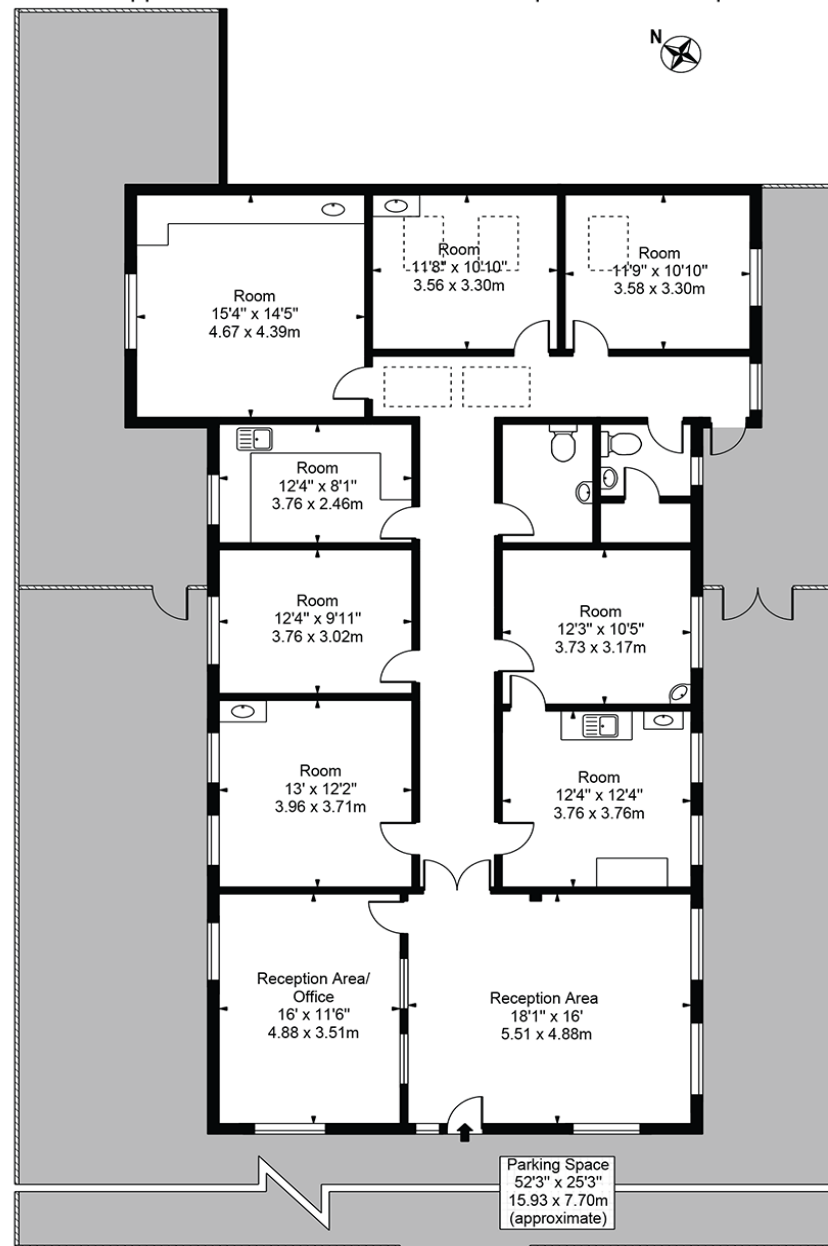
 **020 8545 0591**

 **developments@csj.eu.com**

 **www.csj.eu.com**

 **61 High Street, Colliers Wood, London, SW19 2JF**

**Lavender Fields,  
Western Road, Mitcham, CR4 3EB**  
Approx. Gross Internal Area 2082 Sq Ft - 193.42 Sq M



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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and CSJ have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.