

No 24
:020 8648 5541



COMMERCIAL UNIT TO LET

HS EDWARDS
HUGGINS STUART

25 Rosehill Court, Bishopsford Road, Morden, SM4 6JS
£14,000 PAX

25 Rosehill Court, Bishopsford Road,
Morden, SM4 6JS

TO LET

Approx 653 sqft (60.69 sqm)

DESCRIPTION

Ground Floor Shop/Class E Unit to let in a prominent position in Bishopsford Road on the Rosehill roundabout. The property benefits from a good sized retail area with kitchen, central heating, W.C. and shower facilities and an electric roller shutter. Free customer parking for 1 hour is available immediately in front of the property.

Retail	566 sqft	52.62 sqm
Ancillary	34 sqft	3.13 sqm
Kitchen	53 sqft	4.94 sqm
TOTAL	653 sqft	60.69 sqm

RENT

£14,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

LOCATION

The property is one of several self-contained ground floor commercial units within a large block of flats built in the 1930s fronting the Rosehill Roundabout. The parade benefits from a variety of traders and

services, with a Lidl supermarket and other amenities available in Wrythe Lane & The Market across from the property. St Helier Hospital is a short distance away and St Helier train station is less than 15 minutes walk from the property providing regular Southern & Thames Link services to Wimbledon, Sutton and London Bridge.

EPC

D-93

RATES

Rateable value: £6,700. Rates payable at 49.9p in the £ (2021/2022).

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
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DATE

September 2021

FOLIO NUMBER

30074

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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