



# To let

Retail Unit  
66 London Road, Morden



Morden is a London Underground station in the London Borough of Merton. The station is the southern terminus for the Northern line and is the most southerly station on the Underground network. The station is situated in Travelcard Zone 4 and benefits from an annual footfall of 8.26 million passengers.

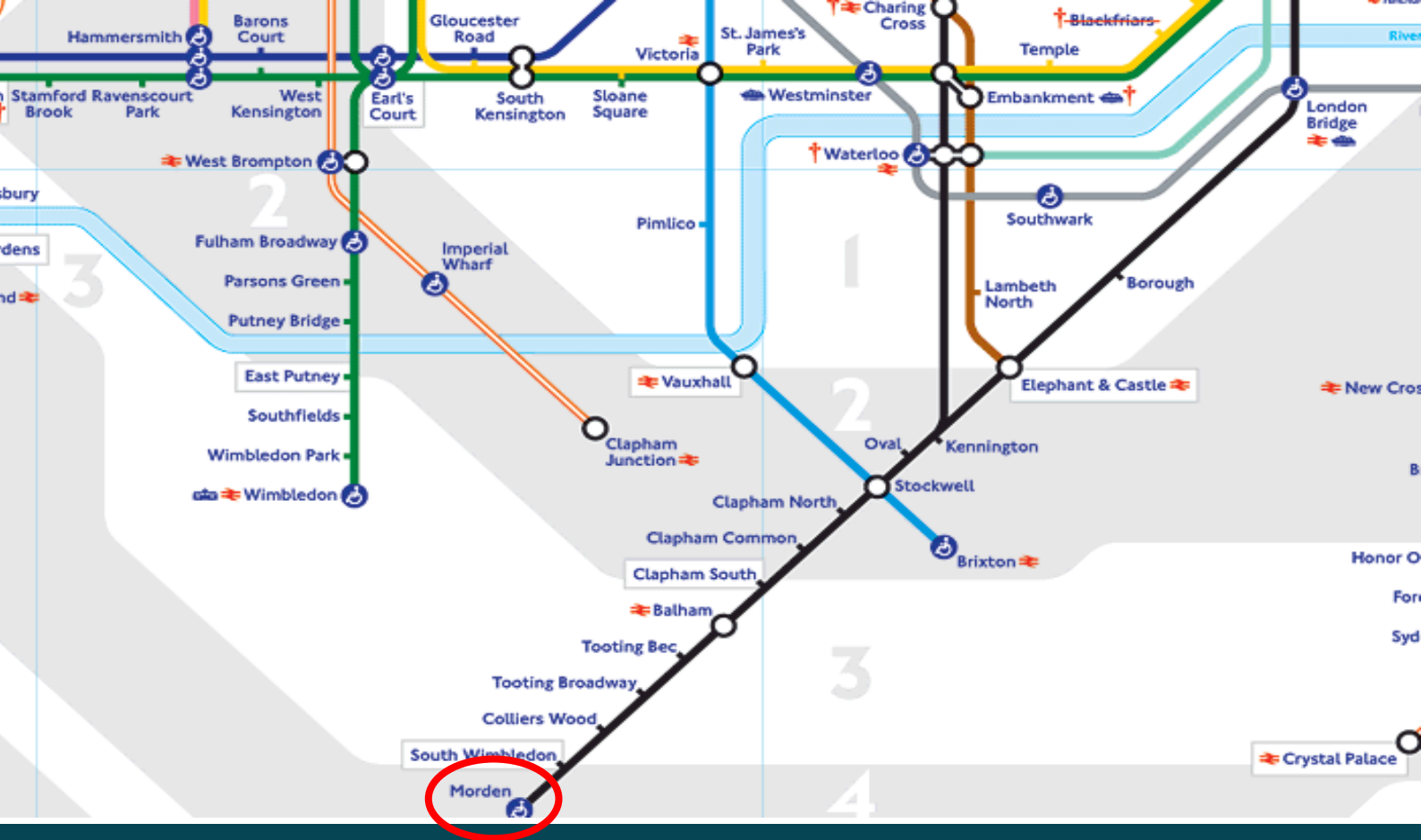
Morden is home to the National Trusts Morden Hall Park, Library, a new community leisure centre and St Helier Hospital under two miles away. Operators within the immediate vicinity include Dominoes, Lidl, Iceland, Costa Coffee, KFC, Subway, Superdrug, Boots and CEX.

## Zone 4

London Underground station

## 8.26million

Annual Station Footfall



#### Description:

The unit offers excellent visibility and accessibility. It is currently in a white box condition, ready for an incoming tenant to fit out. Arranged over three floors, the unit features a large glass frontage that allows ample natural light to flood the premises.

#### Unit Size:

Ground floor – 804 sq ft // 75 sq m

Basement – 427 sq ft // 40 sq m

First floor – 104 sq ft // 10 sq m

**Total - 1,335 sq ft // 124 sq m**

#### Services:

Power, Water and Drainage

#### Usage:

Retail – Planning E consent

#### Lease:

5-year lease, contracted outside the Landlord & Tenant Act. Annual RPI +1% for the rent review applicable. Service charge payable.

#### Rent:

The rent payable to be £45,000 base rent or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

Each party is to be responsible for their own legal costs.

#### Offers:

Interested parties will be expected to provide a full business case with financials.

#### ALL ENQUIRIES:

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