

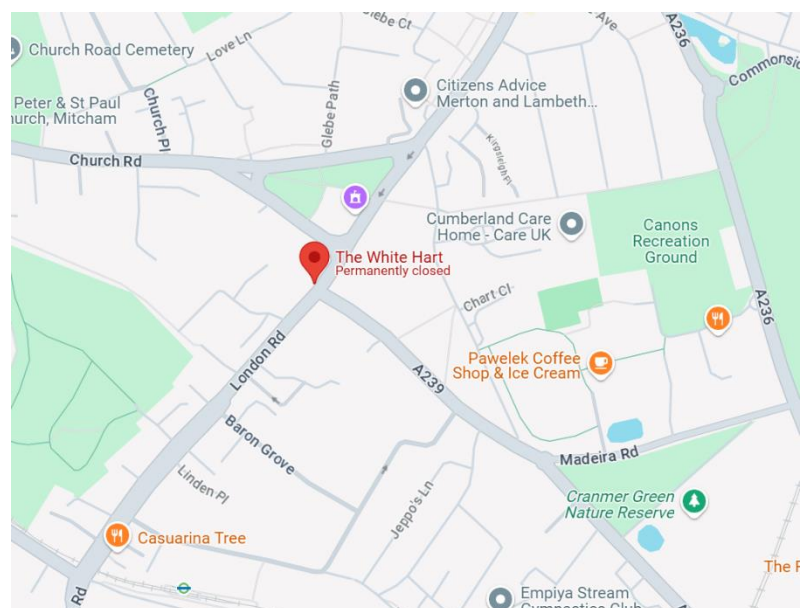


The White Hart, 350 London Road, Mitcham, Surrey CR4 3ND

## Summary

- Whole Building
- Car Park- 60 spaces
- Beer Garden
- Free of Tie
- New Lease Available

Rental Offers Invited



Viewing is strictly by prior appointment with sole agent  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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**Location**

The property is located in Mitcham in South London. Mitcham is a suburb approximately 8 miles South of Central London. The property is located on London Road, opposite Cricket Green and Cricket Green Common. The property has the benefit of good transport links with West Croydon Station 1.1 miles east of the property and Station House Station 2.3 miles north of the property. The surrounding occupiers include retailers and residential dwellings.

For a better understanding of the location please review [Google Street View](#)

**Description**

The property is a two storey building of brick construction under a pitched tiled roof. The ground floor comprises of a central bar servery, which serves a bar area and dining area. Ancillary accommodation at this level comprises of customer WC's, trade kitchen, managers office and storage. To the first floor are seven bedroom, two bathrooms and a domestic kitchen. To the basement is cellarage and stores. To the rear is a beer garden and car park for 60 spaces.

**Floor Areas**

The approximate net internal floor areas for the property are as follows:

Floor	Sq ft	Sq m
Ground	2,300	214
Basement	391	36
Garden	3,923	364
<b>Total</b>	<b>6,614</b>	<b>614</b>

The first and second floor has 12 bedrooms.

**Tenure**

Leasehold

**Terms**

The property is available on a new 10-15 year lease, contracted inside the Landlord & Tenant Act 1954. The lease is subject to five yearly rent reviews. The landlord will require a six-month rental deposit.

**Rent**

Rental Offers Invited.

**Planning**

The premises benefit's from Sui Generis use.

**Licensing**

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Monday to Thursday	11:00am to 00:00am
Friday & Saturday	11:00am to 01:00am
Sunday	12:00pm to 23:30pm

**Rateable Value**

The current rateable value is £15,700

**EPC**

An EPC has been commission and can be provided upon request.

**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

**Viewings**

All viewings should be arranged through the sole agents, Davis Coffery Lyons.