

RETAIL

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TO LET

MORDEN—39 LONDON ROAD, SM4 5HT

GROUND FLOOR: 127.46 SQ M - 1,372 SQ FT

LOCATION

Unit 39 is located on a busy retail pitch within the town centre service the local community. The property benefits from strong footfall and a prominent position along a well-trafficked route. Excellent transport link are available to include Morden Underground Station providing direct access to Central London alongside numerous bus routes. Road connectivity is also convenient via the A24 road.

The area hosts a mix of national and independent occupiers, to include **Sainsbury's, Specsavers, Holland & Barrett, Greggs, Costa and Papa Johns Pizza.**

Street view link: [43 A24 - Google Maps](#)

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor: 127.46 sq m (1,372 sq ft)

LEASE

A new lease is available to expire 15th of August 2030 and will be granted outside the Landlord & Tenant Act 1954.

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ

Cellan Richards

0117 403 9990 | 0117 922 1222
cellan.richards@carterjonas.co.uk

Stuart Williams

| 0117 922 1222
stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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**Carter
Jonas**

RENT

£25,000 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £27,500 (1st April 2026)

Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to:

[Business rates relief: Small business rate relief - GOV.UK](#)

EPC

A certificate rated C (71) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT APRIL 2026

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