

274 MITCHAM ROAD, TOOTING, LONDON, SW17 9NT

£25,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1273
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Description
Ground floor Class E commercial unit offering approximately 748sq. ft of commercial space. The property benefits from parking to the rear and a small basement storage area, providing additional flexibility for a variety of business uses.

Location
Conveniently situated close to the vibrant selection of cafés, restaurants and bars along Mitcham Road and in Furzedown Village, the property also benefits from excellent transport connections. Tooting Rail Station and Tooting Broadway Underground Station are both within easy walking distance.

Nearest Rail Station: Tooting Rail Station (approximately 400 ft away), providing Thameslink services.

Nearest Underground Station: Tooting Broadway Underground Station, offering Northern line services.

Terms
Available on a new lease with flexible terms subject to agreement

Rent: £25,000p/a

Rates
Interested parties are advised to make their own enquiries with the local rating authority.

Viewings
Contact Sole Agents Christopher St James 020 8296 1273



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
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 Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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