

175 UPPER TOOTING ROAD, TOOTING, LONDON, SW17 7TJ

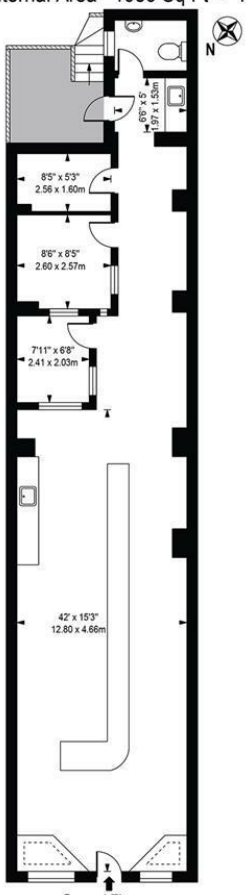
£65,000 Per Annum

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

020 8296 1273
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Upper Tooting Road, SW17 7TJ

Approx. Gross Internal Area 1086 Sq Ft - 100.93 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Ground floor Class E commercial unit situated within a prominent retail parade, offering approximately 1,086sq. ft of accommodation.

The premises comprise a spacious retail area together with three office/storage rooms, a kitchenette, and WC. Suitable for a wide range of Class E uses, the property benefits from an excellent trading position with strong visibility and footfall.

Location

The property is situated in a prominent and busy High Street location, surrounded by a wide range of established retailers, bars, restaurants, cafés, and other local amenities.

Closest Stations:

Tooting Broadway Underground Station (Northern Line) – approximately 0.3 miles
Tooting Bec Underground Station (Northern Line) – approximately 0.4 miles

Terms

Available on a new lease with flexible terms subject to agreement
Rent: £65,000p/a

Rates

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

Viewings

Strictly by appointment only
Contact Sole Agents - Christopher St James on 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.
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