

MORLEYS

103-111 MITCHAM ROAD | TOOTING | SW17



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TOOTING BEC

TOOTING BROADWAY



EXECUTIVE SUMMARY

- A consented, private development opportunity in Tooting, London Borough of Wandsworth.
- A 0.46 acre site currently operating as a c38,200 sq ft (3,551 sqm) department store in Class E use, owned and occupied by Morleys Stores Limited.
- The site was granted planning for lower ground and part ground floor commercial use and 24 private residential units in June 2023.
 - 17,836 sqft NSA of residential floorspace.
 - 7,645 sqft GIA of commercial floorspace.
 - No CIL applicable
- For sale Freehold with vacant possession.





LOCATION

The site is located on Mitcham Road, a major route through the London Borough of Wandsworth and the London Borough of Merton.

The site is in close proximity of a range of amenities, including a variety of cafes, restaurants, bars, leisure facilities and retail offerings. There is a large Sainsbury's and the popular Tooting Market just 0.3 miles north west of the site and Tooting Common is 1 mile north east.

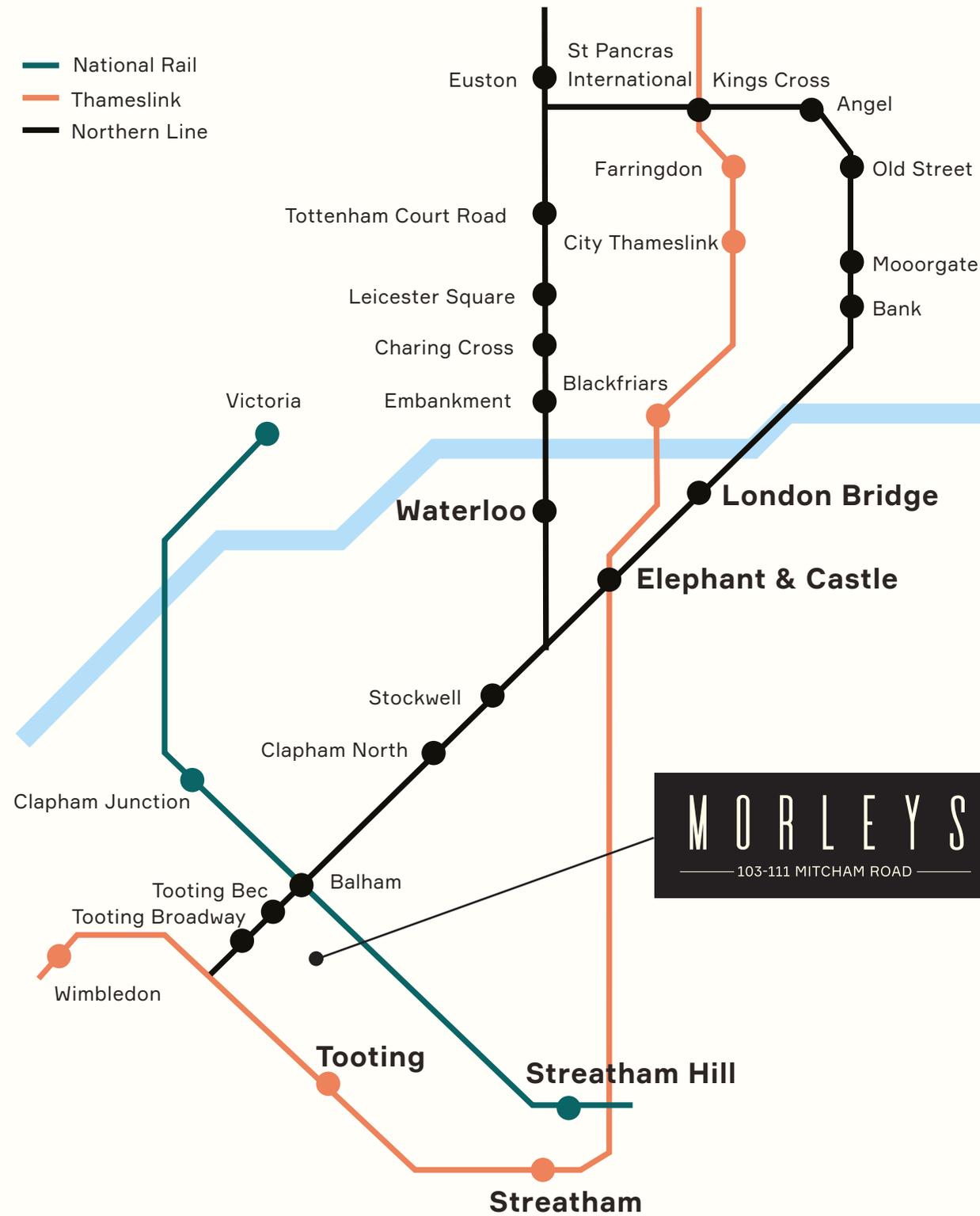
The site benefits from excellent public transport links, achieving a PTAL rating of 6a. Tooting Broadway underground station is situated 0.2 miles north east of the site, provisioning Northern Line services. Tooting station is then situated 0.5 miles south east of the site which offers Thameslink services. There are also numerous bus links running across south west London, and up to London Waterloo and London Victoria.



CONNECTIVITY

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RAIL	MINS
Clapham Junction	8
Waterloo	19



TUBE	MINS
Earl's Court	25
Victoria	32
Bank (via Waterloo)	34





E X I S T I N G B U I L D I N G S

The existing buildings comprise a 38,222 sqft (3,551 sqm) department store and ancillary areas in Class E use owned and operated by Morleys.

The buildings present as six three-storey Victorian terraces fronting Mitcham Road along with a two-storey post war extension fronting Franciscan Road. Further outbuildings sit to the east of the site, directly accessed via a passageway off Vant Road.

CONSENTED SCHEME

The site is located within the London Borough of Wandsworth. The building is not listed and does not fall within a conservation area.

Planning permission (Ref: 2021/5839) was granted on the 27th June 2023 for the:

'Partial demolition of existing buildings and erection of part 3/4 storey building (plus basement) to front and part 2/3 storey buildings to rear; change of use of 2 x existing ancillary rear warehouses from storage (Class E) to residential and ancillary storage (Class C3) in connection with provision of commercial use (Class E) on basement and ground floor and provision of 24 residential units (Class C3) on rear ground floor and above with private and communal amenity spaces. Provision of cycle parking, refuse storage and landscaping.'

ACCOMMODATION SCHEDULE

The scheme comprises a total of 24 residential units (6 x 1-bedroom, 14 x 2 bedroom and 4 x 3 bedroom) arranged as 20 new build apartments, 2 new build houses and 2 converted houses:

UNITS	NO. UNITS	TOTAL SQM	TOTAL SQ FT	AV. SQ FT PER UNIT
1B1P	1	46	495	495
1B2P	5	250	2691	538
2B3P	5	344	3703	741
2B3P (Houses)	2	144	1550	775
2B4P	7	494	5317	760
3B4P	1	86	926	926
3B5P	1	86	926	926
3B5P (Houses)	2	207	2228	1114
	24	1,657	17,836	743

Commercial space within the scheme across lower ground and part ground floor extend to 7,645 sq ft GIA. The lower ground floor area (3,845 sq ft) is existing.

Floorplans and full area schedule are available on the data room.



CGI of consented scheme



CGI of consented scheme



CGI of consented scheme

CIL

The scheme does not generate an increased floor area and is therefore not liable for CIL.

S106

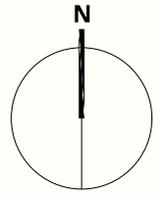
The S106 agreement was signed on 27th June 2023 and equates to a total cost of £368,158. This breaks down into the following payment categories:

S106 PAYMENT	AMOUNT
Affordable Housing Contribution	£300,000
Carbon Off-setting Contribution	£39,517
Local Employment	£21,175
Monitoring Fee	£7,466
TOTAL	£368,158

CONSENTED FLOOR PLANS

KEY

■ 1b2p	■ 3b5p (houses)
■ 2b3p	■ Commercial
■ 2b3p (houses)	■ Gardens
■ 2b4p	■ Rain Garden
■ 3b4p	



GROUND FLOOR



TYPICAL UPPER FLOOR



Floor plans not to scale for indicative purposes only.



FURTHER INFORMATION

TITLE AND TENURE

The building is for sale freehold as part of title no. SGL84546. The building will be sold with Vacant Possession save for the long leasehold interest of a substation to London Power Networks PLC.

METHOD OF SALE

The site will be sold by way of informal tender (unless sold prior).

EPC

E rating. A copy is provided in the data room.

VAT

We understand that the property is not elected for VAT.

DATA ROOM

Further information including planning, technical and legal documentation is available on the online data room at:

AML

Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWINGS

The site can be inspected strictly by appointment only, arranged through the Vendor's joint selling agents, Savills and Cushman & Wakefield.

C O N T A C T S

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