



**100 TOOTING HIGH STREET
TOOTING, LONDON SW17 0RR**

Guide Rent £28,000 Per annum



CHRISTOPHER ST. JAMES
Established 1976

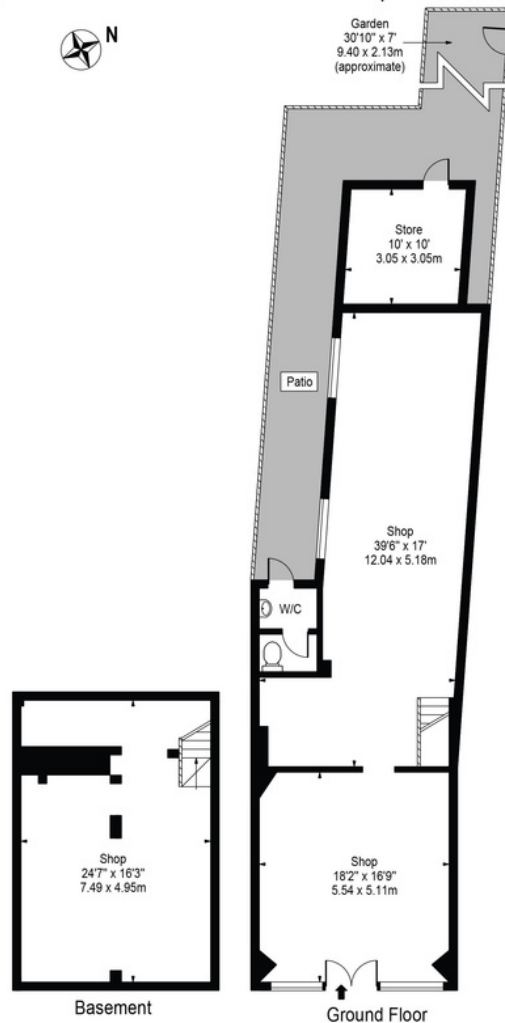
Residential / Commercial / Land & Development

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Tooting High Street, SW17 0RR
Approx. Gross Internal Area 1226 Sq Ft - 113.90 Sq M
(Excluding W/C & Store)
Approx. Gross Internal Area Of Store 100 Sq Ft - 9.29 Sq M
Approx. Gross Internal Area Of W/C 36 Sq Ft - 3.34 Sq M



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 retail unit with basement currently occupied by a dry cleaners who are in the process of vacating. The property has an additional store area and W/C which is located in the shared rear yard area

LOCATION

Situated along the A24 at Tooting Broadway a densely populated South West London area some 6 miles south of Central London and within a mile of Wandsworth Common.

-Tooting Broadway Station (Northern Line) is just 2 minutes walk
- Other occupiers close by include Boots, Sainsbury's Supermarket, Primark, KFC, Greggs, Specsavers & Wilko amongst many others

TERMS

Guide Rent £28,000 per annum

Available on a new lease with final terms to be agreed by negotiation

VIEWING

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.