



**UNIT 3, BRITANNIA POINT  
COLLIERS WOOD, LONDON SW19**

***Guide Rent £60,000 per annum + VAT***



**CHRISTOPHER ST. JAMES**  
Residential / Commercial / Land & Development

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## THE LOCATION

Britannia Point is strategically positioned at the busy intersection between Merton and Tooting High Streets benefiting from high visibility and footfall from the underground station and passing vehicular traffic from the A24. Colliers Wood is a bustling south-west London suburb situated on the Northern Line.

Nearby retailers include Co - Op & Costa Coffee which are located next door with Holiday Inn, Tesco, Sainsburys, Marks & Spencer, Next, Clarks, Boots, WH Smiths, JD Sports, New Look, Argos, Sports Direct, Nandos, Frankie n Bennys, Bella Italia & More are all in close proximity

## THE DESCRIPTION

Ground floor unit of approximately 173 sq m currently trading as dough central restaurant and takeaway - Would suit other uses

The property has been substantially redeveloped into an exceptional seventeen story landmark building comprising of 182 new homes of one and two-bedroom apartments.

A planning application has been submitted to re develop the adjacent site bringing an additional 266 apartments to the area with further commercial space at ground level

## THE TERMS

New full repairing and insuring lease available from March 2022 with terms to be agreed by negotiation. Guide Rent £60,000 per annum + VAT

## THE VIEWING

Please contact Christopher St James on 020 8545 0591

## 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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