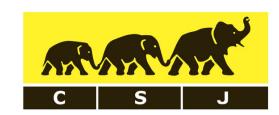


# INDUSTRIAL UNIT FOR SALE:

70A BRIGHTWELL CRESCENT

TOOTING, LONDON SW17 9SH





#### **Summary**

Freehold industrial unit of interest to owner occupiers, investors and developers

First time to market in over 35 years

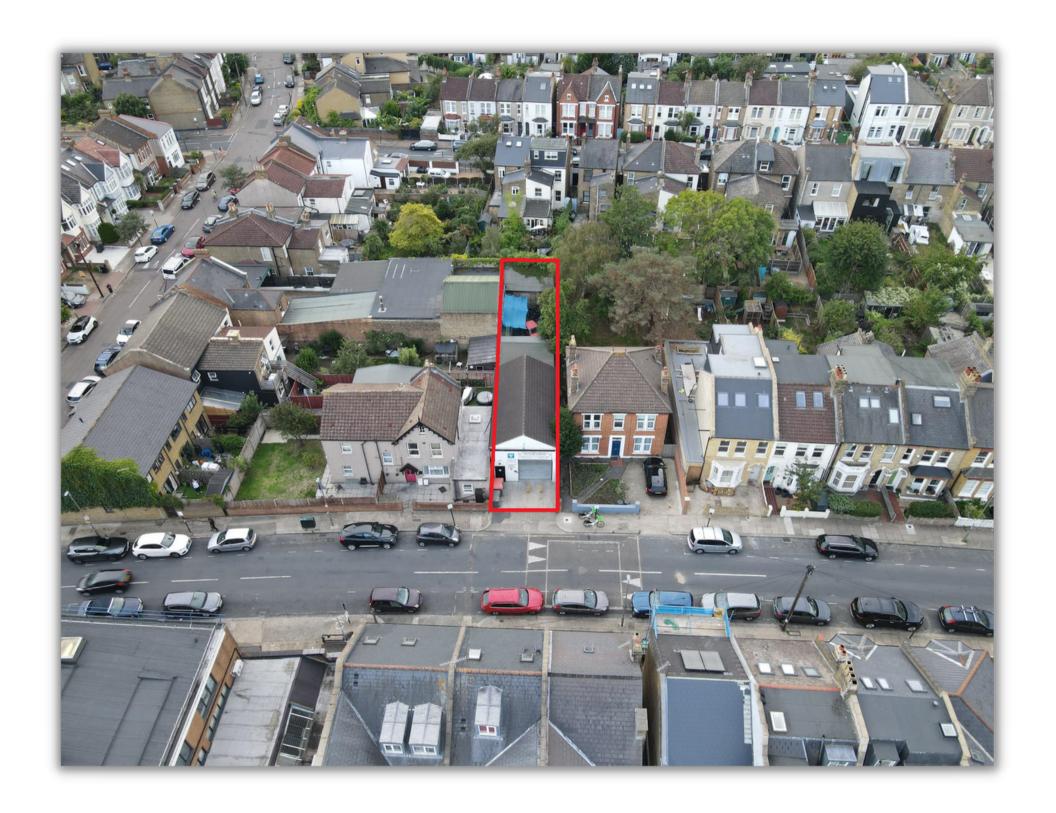
#### Location

The property is situated on Brightwell Crescent Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common and 0.4 miles to Tooting High street (A24).

Tooting Broadway Station (Northern Line) 0.4 miles. Tooting Overground Station (Thameslink) 0.3 miles.

Nearby major operators include Macdonalds, Primark, New Look, TK Max, Carphone Warehouse, Cafe Nero, Honest Burgers, Chicken Shop & Dirty Burgers, Boots, and more

As well as the above there is an increasing number of independent boutique stores, famous curry houses, bars and coffee shops making it understandable why this is a South London hotspot.





# **Property**

The site is occupied by a single storey work shop beneath part pitched and part flat roof, yard area and a further storage room at the rear

The space is currently used for motorcycle repair and would suit a variety of alternative uses including residential subject to the relevant consents

Main workshop: approx 101 sqm Store room: approx 26 sqm

Site area is approximately 214.4 sqm

Title numbers 133901

### **Planning**

We understand the current use class to be E

Interested parties should rely on their own investigations to the local planning authority: Wandsworth







# The Terms

Unconditional offers preferred

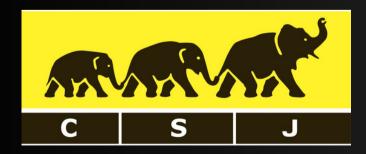
Subject to planning / delayed completion offers will also be considered

Guide Price £600,000 Freehold

For Viewings
Contact Sole Agents
Christopher St James

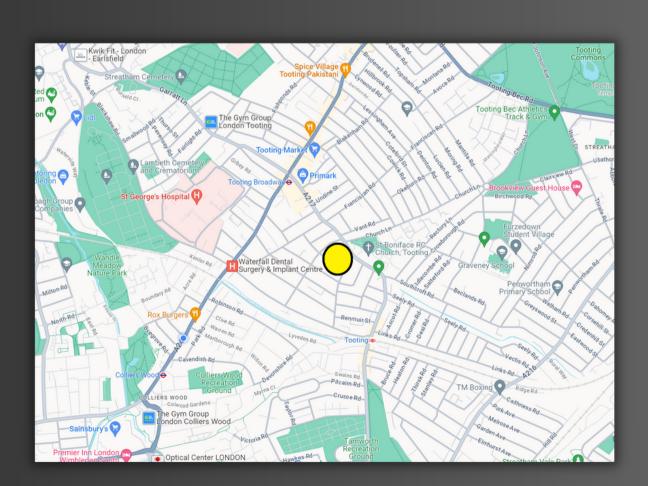
020 8296 1270 developments@csj.eu.com

www.csj.eu.com



Christopher St James, our clients and any joint agents give notice that:

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.



<sup>1)</sup> 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.