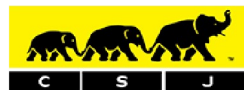




143 MITCHAM ROAD, TOOTING,
LONDON, SW17 9PE

£16,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

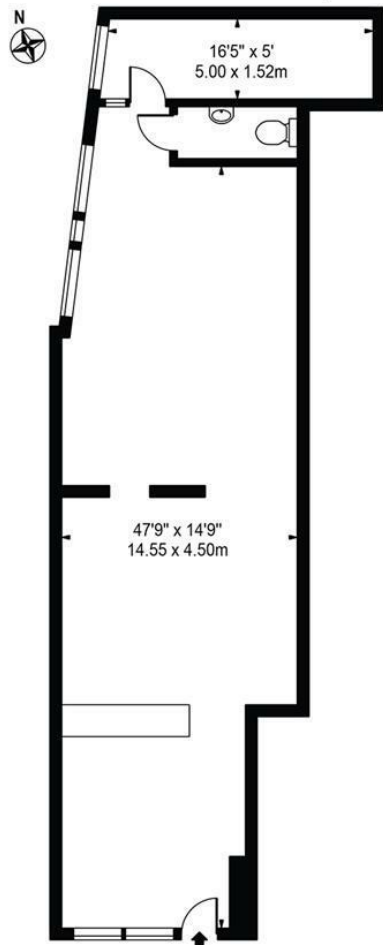
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com

Mitcham Road, SW17 9PE
Approx. Gross Internal Area 780 Sq Ft - 72.46 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

!! LET !! Lease assignment of ground floor E class unit.

Currently trading as a dry cleaners - Garment Care by Nicholson, the current tenant is looking to sell on their remaining 21 year lease to include all fixtures and fittings.

A list of fixtures and fittings available on request.

Location

The property is situated on the junction of the A217 Mitcham Road and Bickersteth Road 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) 0.3 miles.

Tooting Overground Station (Thameslink) 0.4 miles.

Nearby major operators include McDonalds, Primark, TK Max, Café Nero, 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

Terms

Lease Assignment 21 years remaining

Rent : £16,000p/a

Premium : £75,000

Rates

All interested parties are expected to confirm this with the local rating authority.

Viewings

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.

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