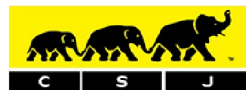




287 MITCHAM ROAD, TOOTING, LONDON,
SW17 9JQ

Guide Price £800,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

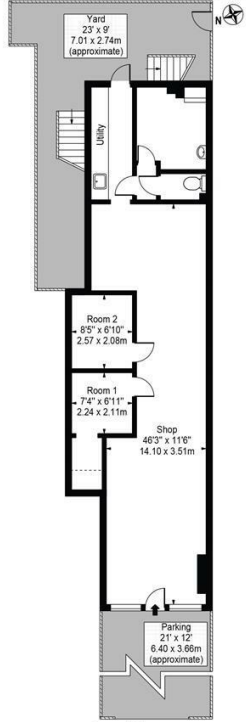
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com

Mitcham Road, SW17 9JQ
 Approx. Gross Internal Area 819 Sq Ft - 76.09 Sq M

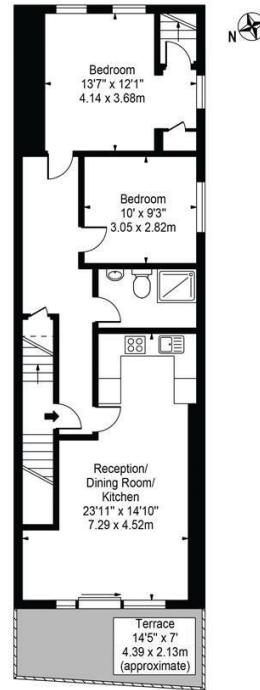


Ground Floor

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.

Mitcham Road, SW17 9JQ
 Approx. Gross Internal Area 709 Sq Ft - 65.87 Sq M

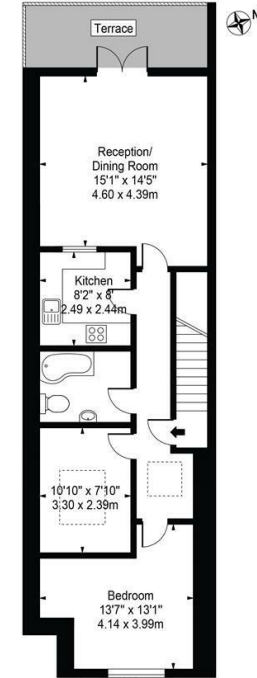


First Floor

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.

Mitcham Road, SW17 9JQ
 Approx. Gross Internal Area 680 Sq Ft - 63.17 Sq M



Second Floor

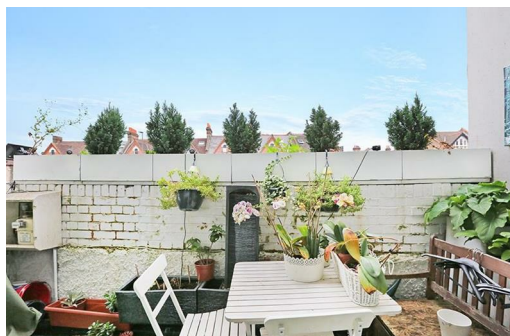
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CHRISTOPHER ST. JAMES
 Established 1976

Residential / Commercial / Land & Development



Full Description

Freehold investment for sale comprising vacant ground floor commercial unit previously occupied and run as a hair and beauty salon and two x flats above let on ASTs

Location

Mitcham Road is conveniently located for the many cafes, restaurants and bars of Mitcham Road and Furzedown Village and is beautifully complimented with a vast array of transport links with Tooting Overground and Tooting Broadway Underground Stations a short walk away.

Nearest BR Station: Tooting Rail station is 400 ft away providing Thameslink services
Nearest Underground Station: Tooting Broadway providing northern line services

Tenancy & Accommodation Schedule

Ground Floor Commercial: 819 sq ft (77 sqm) Vacant ERV £25,000 pa

First Floor 2 bed flat with balcony: 709 sq ft (65.9 sqm) Let on an AST @ £1,800 pcm - Section 21 notice served expiring 31st January 2025

Second Floor: 2 bedroom flat with balcony: 680 sq ft (63.2 sqm) Let on an AST @ £1,800 pcm - Section 21 notice served expiring 31st January 2025.

The seller has an offer for both flats at £2,000 pcm each guaranteed rent 3 year contract Combined ERV £73,000 pa

Terms

Guide Price £800,000

Viewings

Contact sole agents Christopher St James 020 8296 1270

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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