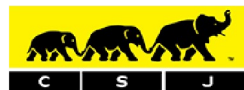




24 HIGH STREET, COLLIERS WOOD,
LONDON, SW19 2AE

£20,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

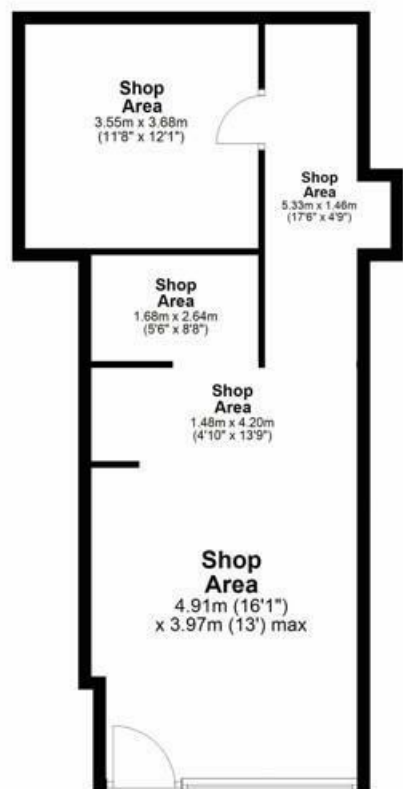
020 8296 1273

www.csj.eu.com

info@csj.eu.com

Ground Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



Description

Vacant 568sq ft Ground floor commercial unit available on a new lease with flexible terms subject to agreement

The current planning use is E class

There is no rear access and no allocated parking available, future occupants would need to apply for a business parking permit.

Location

The property is situated along the A24 on the Wandsworth border of Colliers Wood

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

Colliers Wood has and continues to benefit from significant regeneration, which includes a new town square being generated to complement the redevelopment of Colliers Wood Tower to residential units.

Terms

Rent : £20,000p/a

New lease with flexible terms subject to agreement.

Rates

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

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.

Christopher St James

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Colliers Wood
London
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