



270 MITCHAM ROAD, TOOTING,  
LONDON, SW17 9NT

*£25,000 Per Annum*



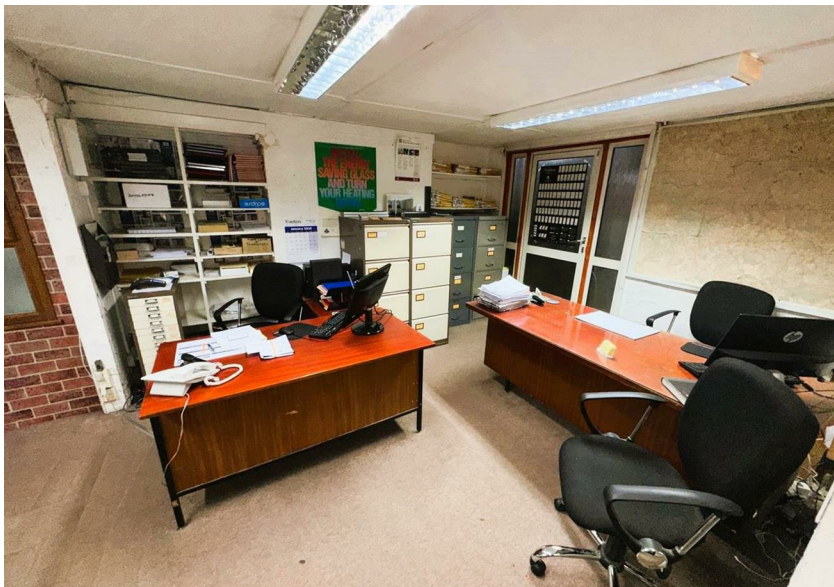
CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

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## Description

Commercial space available to let

The property comprises office and retail space to the front with storage / workshop area to the rear suitable for a variety of uses, The property also has the benefit of rear access allowing for deliveries.

A planning application was recently granted for Alterations including installation of extraction system and flue and change of use from professional service (windows replacement) (Class E) to naan shop (Class E).

## 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

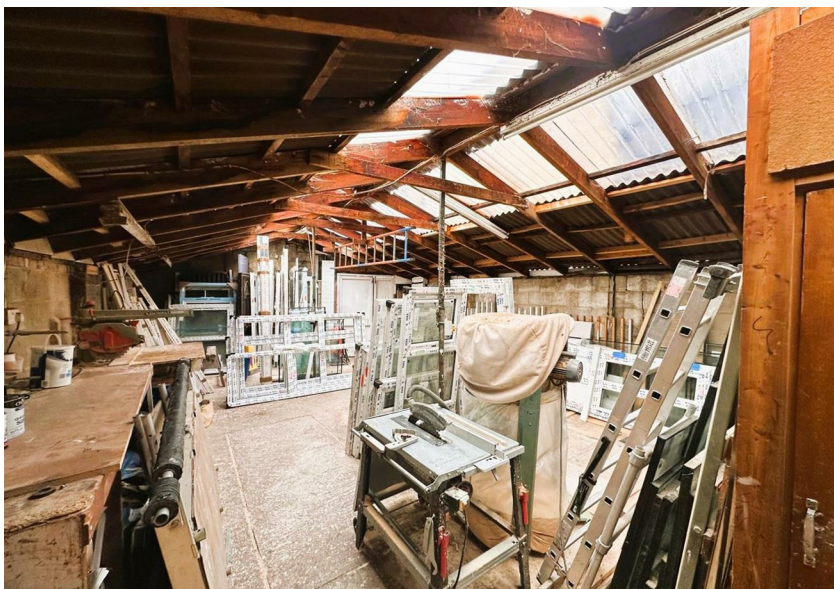
## Terms

We are instructed to invite offers for a new lease with terms to be agreed

Rent £25,000 per annum

## 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.

**Christopher St James**  
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