



209-213 TOOTING HIGH STREET, TOOTING,  
LONDON, SW17 0SZ

*£75,000 Per Annum*



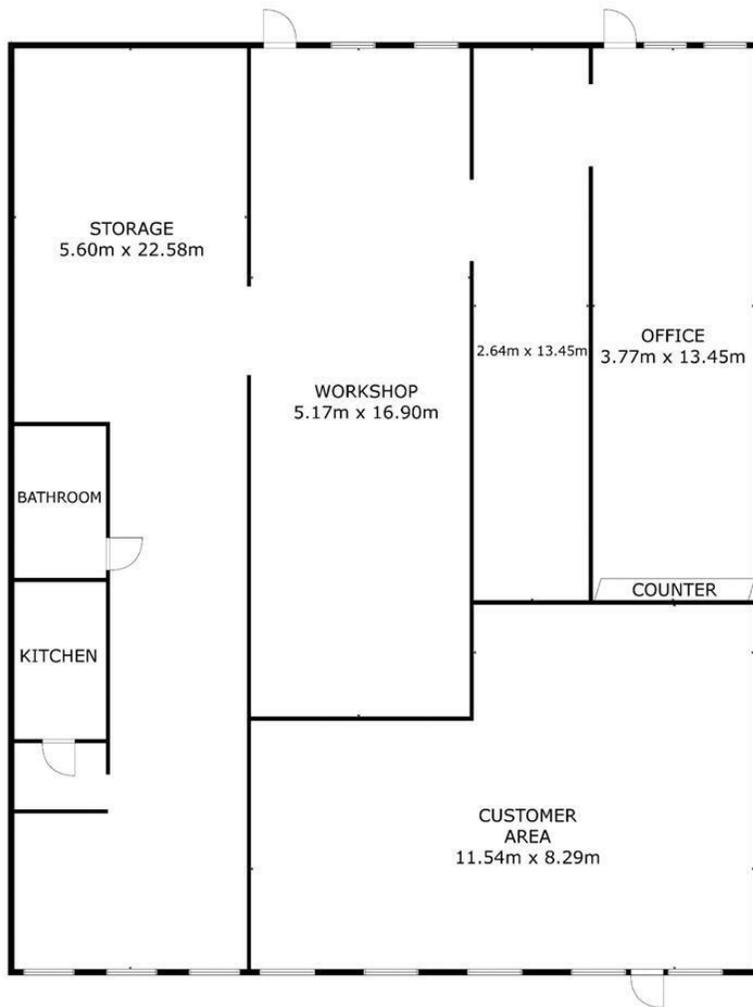
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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**TOTAL: 394.83 m2 / 4249.91 ft**  
(Internal only)

Floor Plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy and completeness of the floorplan.

## Description

Business for Sale or Vacant Property To Let

Ground floor triple fronted commercial unit extending to circa 4,250 sq ft

The property benefits from access at the rear via the service road which can be used for deliveries

Supaframes currently occupy the space and are looking to sell the business (not the name) due to retirement, they have been manufacturing made to measure windows and doors in PVCu and Aluminium since 1983 serving the local and wider area

All stock and machinery would be included

## Location

The property is located at 209-213 Tooting High Street, London, SW17 0SZ, in the vibrant and well-connected area of Tooting. It benefits from excellent transport links, with Tooting Broadway Underground Station (Northern Line) just a 5-minute walk away, providing direct access to central London.

Tooting Rail Station is about a 13 minute walk, offering Thameslink services. The area is also well-served by several bus routes. Surrounded by a variety of shops, restaurants, and services, the property is close to St George's Hospital and offers a convenient location for both residential and commercial purposes.

## Terms

A new lease is available with flexible terms subject to agreement Rent: £75,000p/a

Premium: Our clients are seeking offers for the business inc stock and machinery

## 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.

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