



163A MITCHAM ROAD, TOOTING, LONDON,  
SW17 9PG

*£35,000 Per Annum*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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### Description

Ground floor commercial unit available on a new lease with flexible terms subject to agreement  
 The current planning use is E class  
 Approx. 112sqm

### Location

The property is situated on A217 Mitcham 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) 0.4 miles.  
 Tooting Overground Station (Thameslink) 0.3 miles.

### Terms

Rent : £35,000p/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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