



287 MITCHAM ROAD, TOOTING, LONDON,  
SW17 9JQ

*Guide Price £300,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

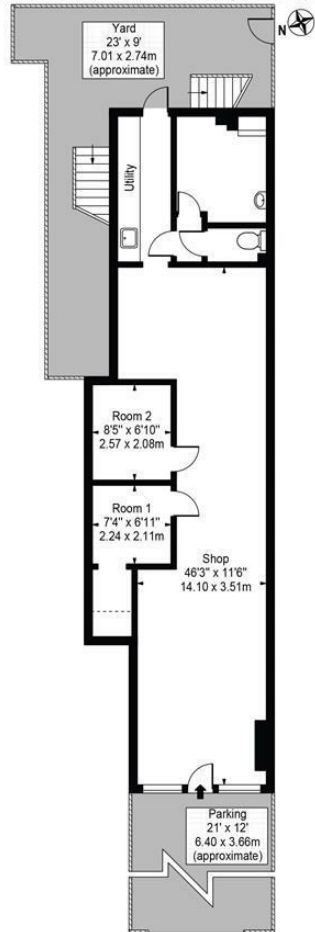
Residential / Commercial / Land & Development

020 8296 1273

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

[info@csj.eu.com](mailto: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.

## Full Description

Freehold shop for sale of interest to investors and owner occupiers

Currently occupied and run as a hair and beauty salon with potential for alternative uses subject to the relevant consents

ERV £30,000 per annum

## 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

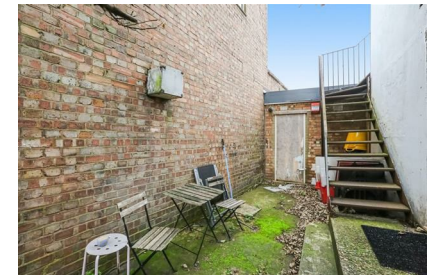
Nearest Underground Station: Tooting Broadway providing northern line services

## Terms

Guide Price £300,000

## 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.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**www.csj.eu.com**  
**info@csj.eu.com**