



3 SELKIRK ROAD, TOOTING, LONDON,  
SW17 0ER

**£30,000 Per Annum**



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

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Selkirk Road, SW17 0ER  
Approx. Gross Internal Area 855 Sq Ft - 79.43 Sq M



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.

## Description

Vacant commercial unit available on a new lease with terms to be agreed by negotiation, comprises main seating serving area, prep area kitchen to the rear with access to basement with WC

Ground floor: 585 Sq ft

Basement: 327 Sq ft

Sizes are approximate

## Location

3 Selkirk Road is superbly situated in the heart of Tooting, SW17, offering a vibrant South West London setting renowned for its rich community atmosphere and excellent amenities. The address enjoys easy access to Tooting Broadway Underground Station (Northern Line), placing central London within quick reach for commuters and visitors alike.

The immediate area is bustling, with a lively mix of independent shops, cafes, and restaurants. Tooting Market and the high street are just moments away, providing a diverse range of retail and dining options. Local green spaces and reputed schools further enhance the family-friendly appeal of the neighbourhood.

## Terms

Guide Rent £30,000

## Viewings

Contact sole agents Christopher St James 020 8296 1270



## THE SMALL PRINT

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- 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.
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