



60 UPPER TOOTING ROAD, TOOTING,  
LONDON, SW17 7PB

*£24,500 Per Annum*



CHRISTOPHER ST. JAMES  
Established 1976

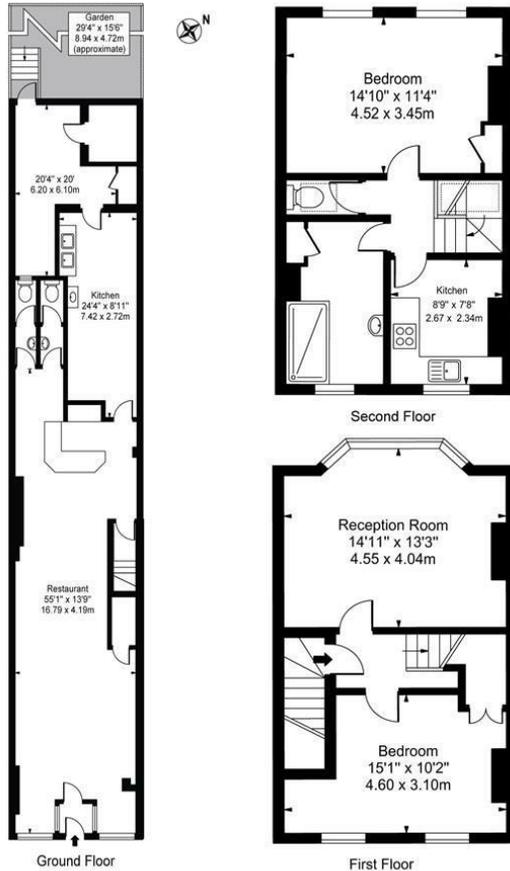
Residential / Commercial / Land & Development

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Upper Tooting Road, SW17  
Approx. Gross Internal Area 1983 Sq Ft - 184.23 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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

An excellent opportunity to take over the lease assignment of restaurant premises located on Upper Tooting Road. The property includes a 2-bedroom split-level flat, ideal for owner-occupiers or staff accommodation.

Currently trading as Kolam South Indian Restaurant, the current tenants are looking to sell on their remaining 11 year lease to include all fixtures and fittings.

A list of fixtures and fittings available on request.

## Location

The property is situated within a very busy High Street location surrounded by a range of bars, restaurants and shops.

Tooting Bec Underground Station (NL) 0.2 miles

## Terms

Rent : £24,500p/a + VAT

Premium / Goodwill: £100,000

Rent Review: 2 November 2026

## Rates

Interested parties are advised to make their own enquiries with the local rating authority.

## Viewings

Strictly by appointment only - Do not approach staff

Contact Sole Agents - Christopher St James on 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

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