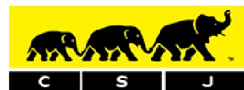




**UNIT 1, 864 GARRATT LANE, TOOTING,
LONDON, SW17 0NJ**

Guide Price £325,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

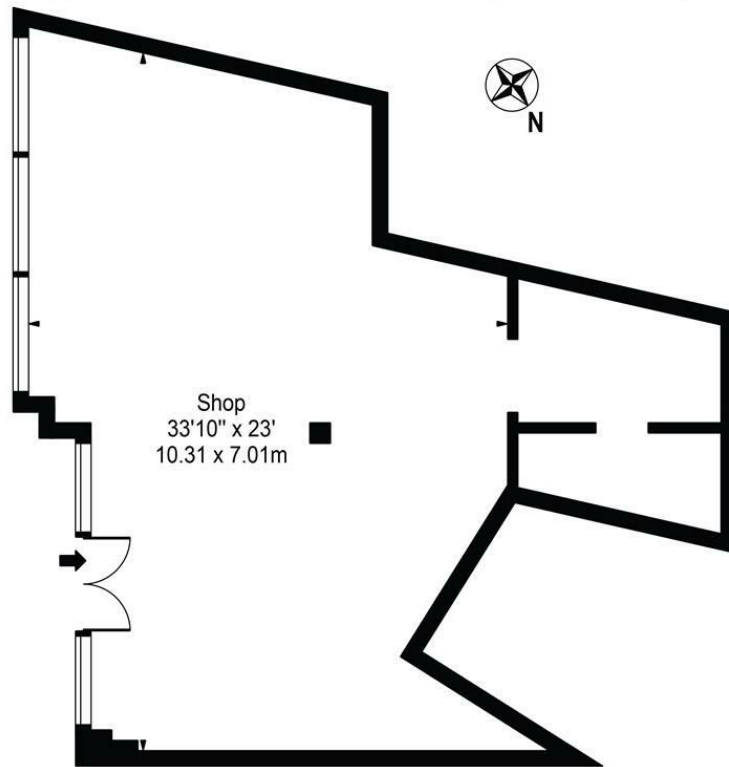
020 8296 1273

www.csj.eu.com

info@csj.eu.com

Garratt Lane, SW17 0NJ

Approx. Gross Internal Area 719 Sq Ft - 66.80 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.

Description

Ideal for investors or owner occupiers

Double fronted retail space suitable for a variety of uses subject to the relevant consents,

Leasehold: 999 yrs

Location

864 Garratt Lane, Tooting, SW17 0NJ, is perfectly positioned on a busy thoroughfare with excellent transport links. It is just a 6-minute walk to Tooting Broadway Underground Station (Northern Line). Numerous bus routes serve the area, providing frequent connections to central London and nearby towns. This location offers excellent accessibility and strong footfall, making it ideal for commercial use.

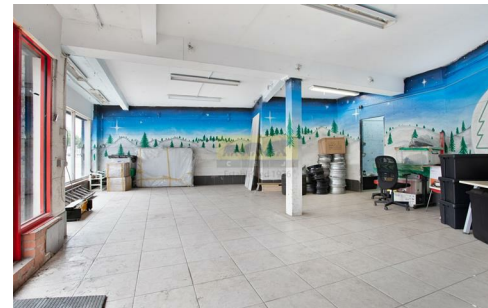
Terms

Guide Price: £325,000 -

Leasehold 999 Year Lease

Viewings

Contact Sole Agents Christopher St James 020 8296 1273



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.
- 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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