



915 GARRATT LANE, TOOTING,  
LONDON, SW17 0LT

*£15,000 Per Annum*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

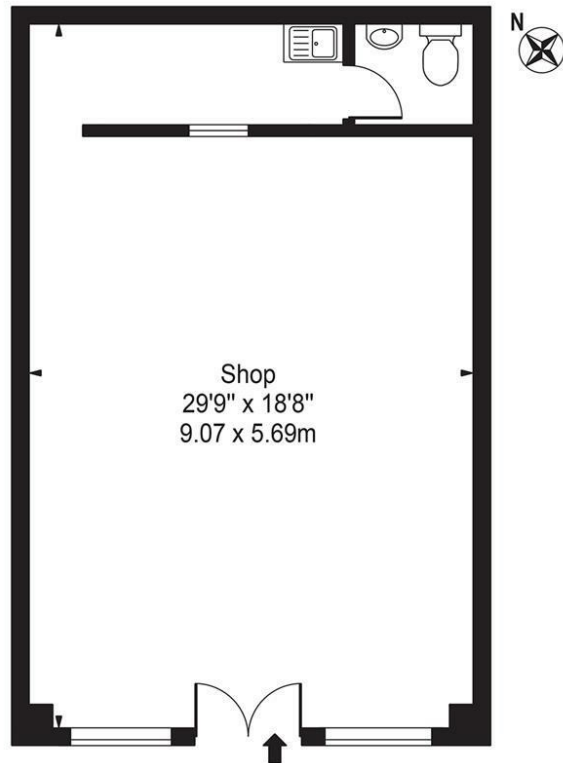
020 8296 1273

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Garratt Lane, SW17  
Approx. Gross Internal Area 556 Sq Ft - 51.65 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.

## 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.

## Description

Ground Floor E class unit with open plan layout measuring approximately 556sqft.

Currently trading as Mix Wash Laundrette

## Location

This well-located property on Garratt Lane, just a 10-minute walk from Tooting Broadway Underground Station, served by the Northern Line – offering quick and direct access to central London, including Waterloo, London Bridge, and King's Cross.

The area is also extremely well-connected by bus, with numerous routes operating along Garratt Lane, ensuring convenient travel across South West London and beyond.

Tooting itself is a lively and diverse neighbourhood, known for its independent shops, popular markets, and a wide range of restaurants, cafes, and bars.

## Terms

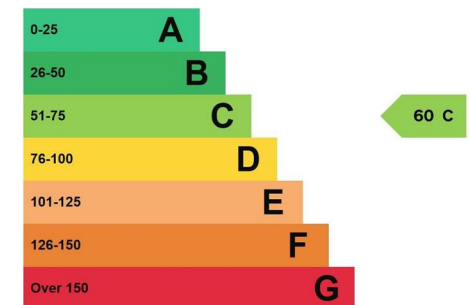
Lease Assignment with 9 years remaining - Rent £15,000 per annum  
Our clients are also seeking a premium: £15,000 (offers invited)

## Rates

All interested parties are expected to confirm this with the local rating authority.

## Viewings

Contact sole agents Christopher St James 020 8296 1273



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