



**32 HIGH STREET, COLLIERS WOOD,  
LONDON, SW19 2AB**

***£25,000 Per Month***



**CHRISTOPHER ST. JAMES**  
Established 1976

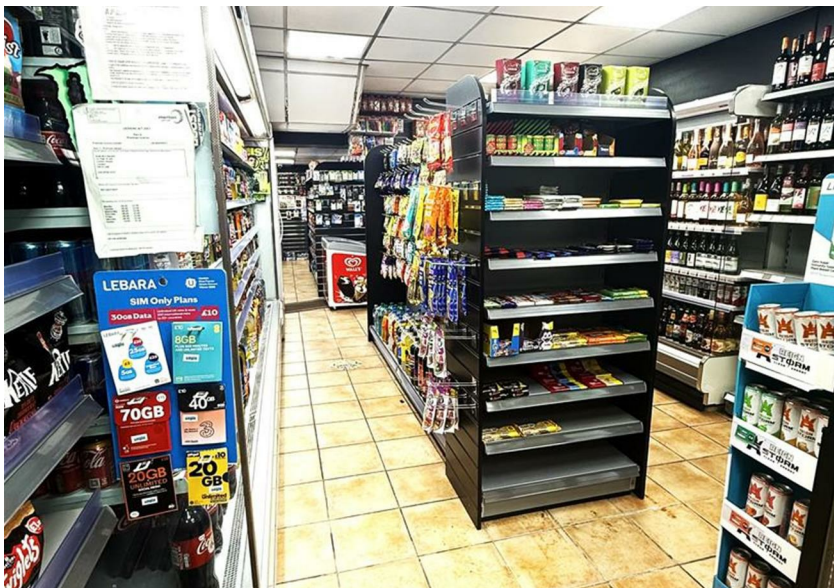
Residential / Commercial / Land & Development

**020 8296 1273**

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

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





### Description

Ground floor retail premises, currently trading as Colliers Wood Mini Market, comprises a well-proportioned retail shop area, a separate storage room, WC. The unit also benefits from rear access.

Approx. 900sqft

### Location

The property is situated along the A24 on the Wandsworth border of Colliers Wood

Colliers Wood is located in the London Borough of Merton, approximately 12.8 km (8 miles) south of Central London, 2 miles east of Wimbledon and approximately 2 miles south of Balham.

Colliers Wood is a densely populated south-west London suburb, popular with both City workers and families. Communications are excellent with Central London being within easy reach by London Underground (Colliers Wood, Northern Line), road (30 minutes) and over-ground rail with Tooting Railway Station 30 minutes to London Waterloo / London Kings Cross.

### Terms

Available on a new lease with flexible terms subject to agreement  
Rent: £25,000p/a

### Rates

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

### Viewings

Strictly by appointment only Contact sole agents Christopher St James 020 8296 1273

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1273 alternatively by email

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



## 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  
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