



234 - 250 MITCHAM ROAD, TOOTING,
LONDON, SW17 9NT

£75,000 Per Annum



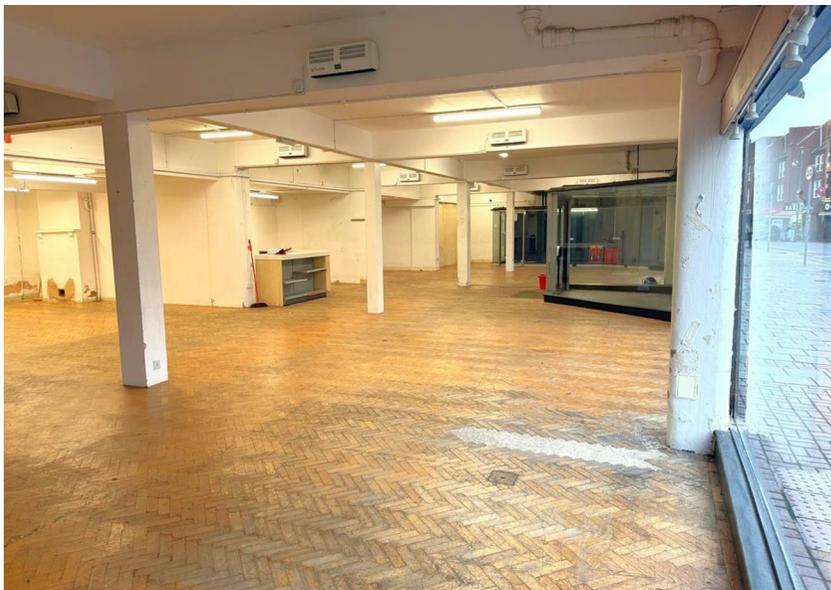
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

A prominent E Class ground floor commercial unit offering approximately 4,150 sq ft (385 sqm) of largely open-plan space with an impressive 85 ft (26 m) glazed frontage, ideal for strong branding and display to passing trade.

Suitable for a wide range of commercial uses including gyms, nurseries, retail, medical, office or other Class E uses, giving excellent flexibility for different operators and future-proofing the occupation.

The generous floor plate and regular layout make it straightforward to plan fitness studios, classrooms, open-plan retail, treatment rooms or a hybrid concept combining several activities.

Location

Mitcham Road is conveniently located for the many cafes, restaurants and bars of Mitcham Road and Furzedown Village and is beautifully complimented with a vast array of transport links with Tooting Overground and Tooting Broadway Underground Stations a short walk away.

Nearest BR Station: Tooting Rail station is 400 ft away providing Thameslink services

Nearest Underground Station: Tooting Broadway providing northern line services

Terms

New lease with terms to be agreed by negotiation with available move in date to be confirmed

Guide Rent £75,000 per annum

Offers to split the unit will also be considered

Viewings

Contact 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



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.

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