



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

£75,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

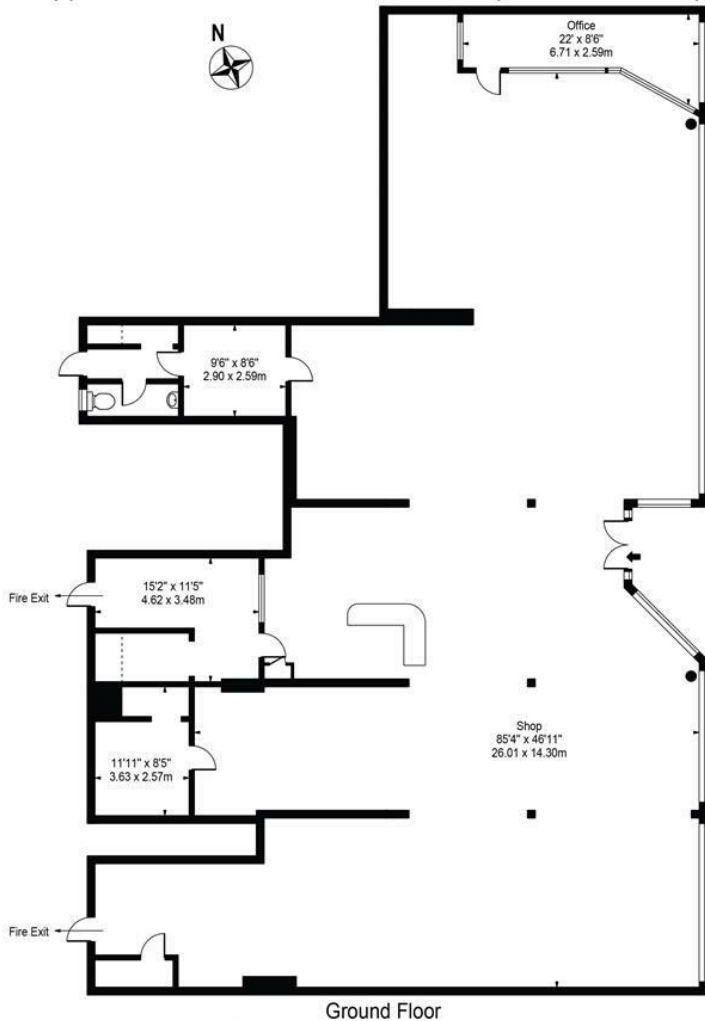
Residential / Commercial / Land & Development

020 8296 1273

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Mitcham Road, SW17 9NT
Approx. Gross Internal Area 3922 Sq Ft - 364.37 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

A prominent E Class ground floor commercial unit offering approximately 3,922 sq ft (364 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

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.
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