



115 UPPER TOOTING ROAD, TOOTING,
LONDON, SW17 7TJ

£55,000 Per Annum



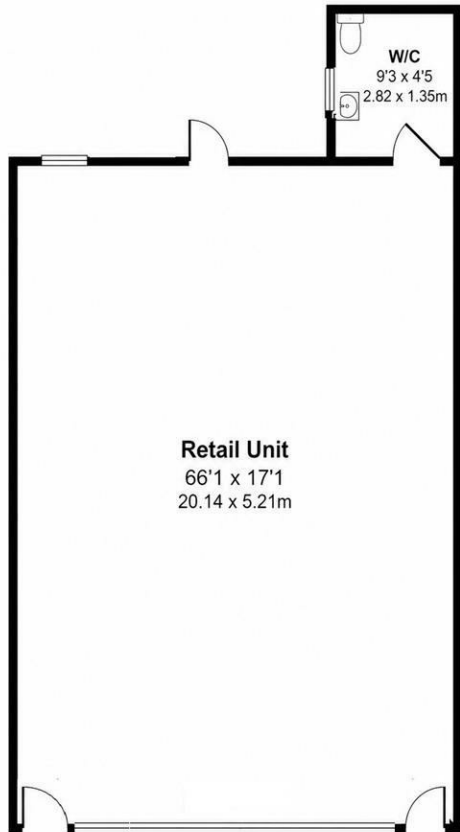
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Total: 1,066 sq ft / 99.0 sq m

This floor plan is for illustrative purposes only.
All measurements are approximate and should be verified.
Not to scale.

Description

A prominent ground floor, open-plan Class E unit offering approximately 1,066 sq ft.

Suitable for a wide range of commercial uses including gyms, nurseries, retail, medical, office, and other Class E uses, providing excellent flexibility for different operators.

Restaurants would also be considered, subject to the necessary planning consent.

Location

The property is situated at 115 Upper Tooting Road, Tooting, London, SW17 7TJ, in a busy and established High Street location with strong footfall. The surrounding area comprises a popular mix of bars, restaurants, cafés, and retail shops.

The property benefits from excellent transport links, with Tooting Bec Underground Station approximately 0.3 miles away, providing direct access into Central London via the Northern Line.

Terms

Sublease available with 16 years remaining.

Rent: £55,000 per annum

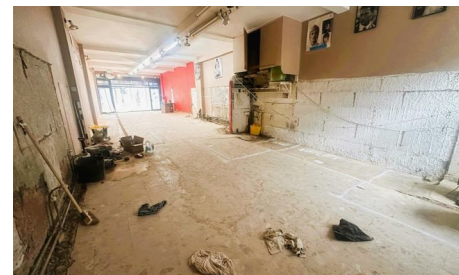
Premium: £20,000

Rates

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

Viewings

Contact Sole Agents Christopher St James 020 8296 1273



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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