



## 42 Tooting High Street, London, SW17 0RG

**TO  
LET**

**1134**  
Sq Ft

**£65,000**  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

The property comprises a ground floor and basement retail unit with rear courtyard.

The electronic security shutter opens the wide frontage from Tooting High Street and straight into the light open plan ground floor retail area.

The rear comprises WC's and a courtyard. The full height basement provides storage and kitchenette.

### Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

### Rent

£65,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: None

### EPC VAT Local Authority

E TBC LB Wandsworth

### LTA 1954

Negotiable

### Utilities

3 phase electric, no gas.

### Accommodation

|                     | Sq M          | Sq FT       |
|---------------------|---------------|-------------|
| Ground:             | 63.44         | 683         |
| Basement:           | 41.93         | 451         |
| <b>Total (GIA):</b> | <b>105.37</b> | <b>1134</b> |

**\*360 Tour and Floor Plan Available\***

### Business Rates

Rateable Value: £30,750  
Rates Payable (23/24): £15,344 pa

With Small Bus Relief: £15,344 pa\*  
With 75% Retail Relief: £3,836 pa\*  
With both Reliefs: £3,836 pa\*

\*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

# Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc  
james@evanspearson.co.uk  
020 7819 2380

1 Princes Close  
Clapham Old Town  
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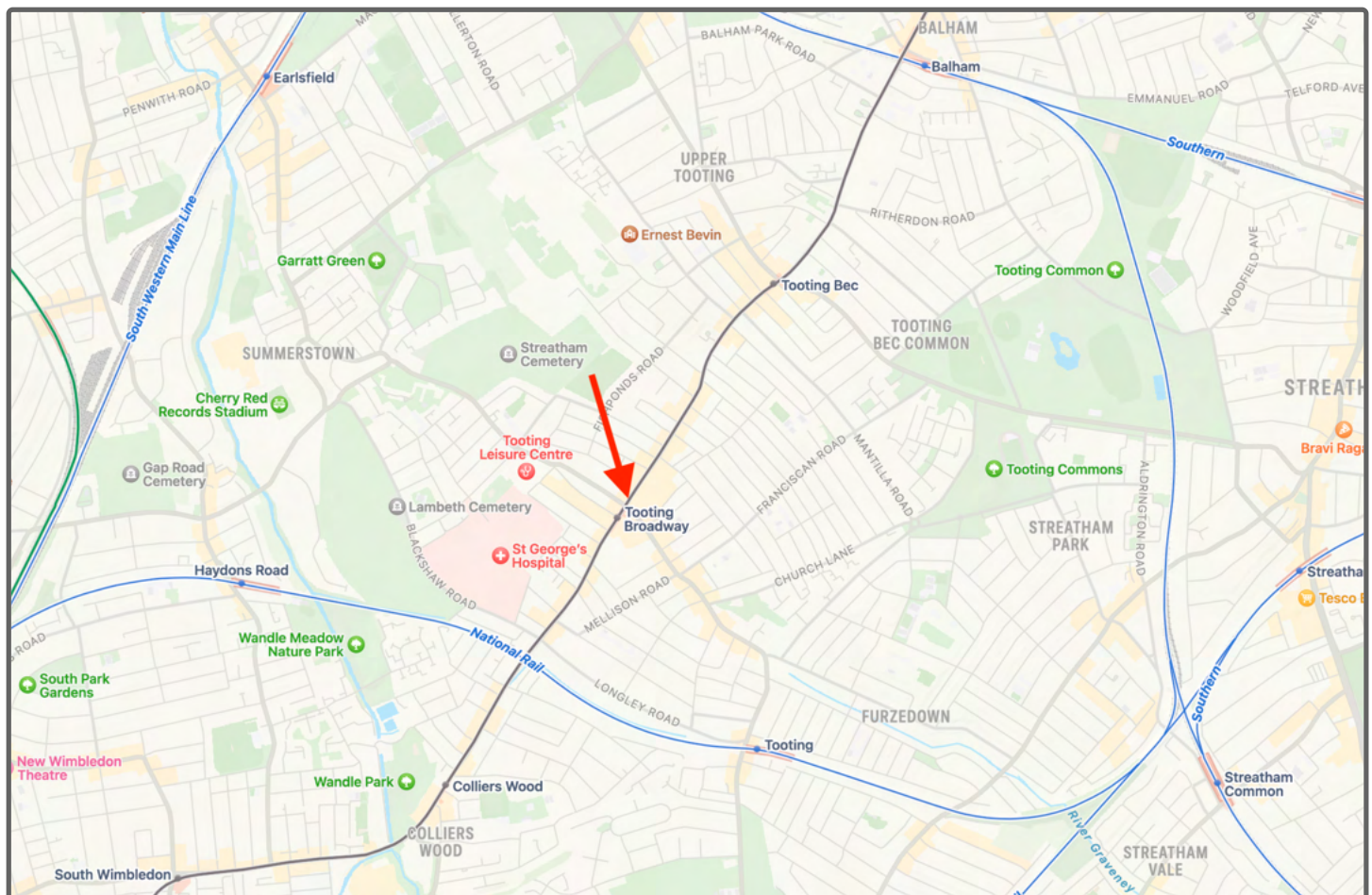
## Location

The property is located in a prominent position on Tooting High Street, in view of Tooting Broadway Station, and close to the junction with Garratt Lane and Mitcham Road.

Tooting Broadway Underground Station is a 1 minute walk away providing access to the Northern Line.

The nearest mainline rail service is Tooting Station, 15 mins walk to the South.

Road connections into and out of central London are available via the A24 and Garratt Lane / Mitcham Road connecting Wandsworth to Croydon, Streatham and Clapham.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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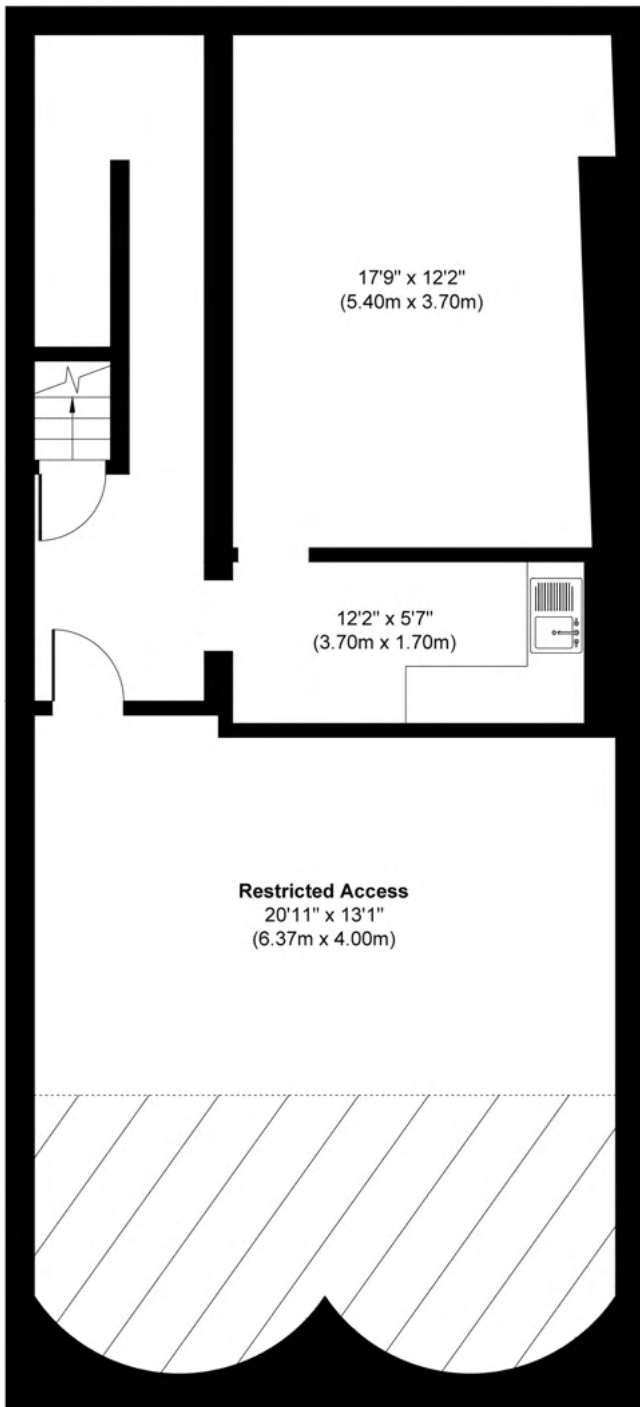
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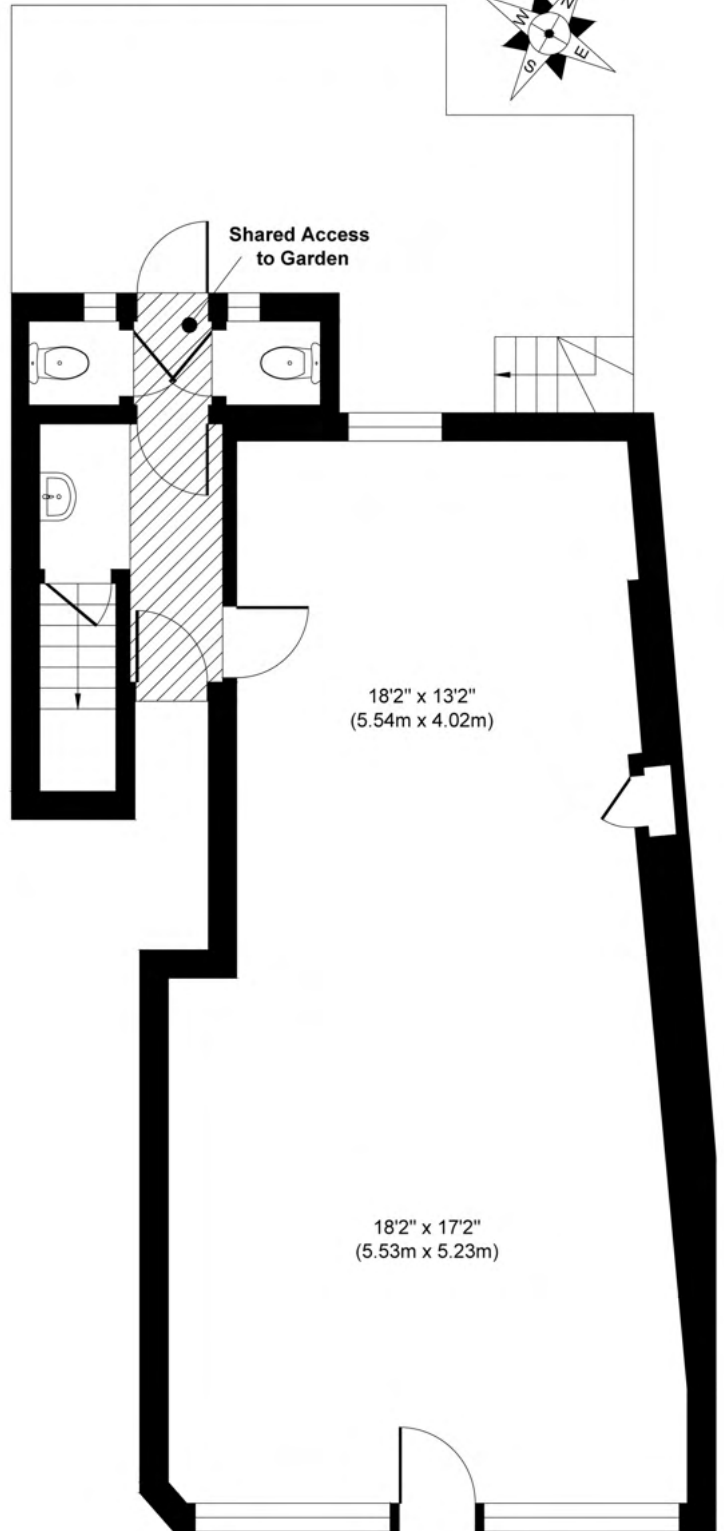


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# 42 Tooting High Street, SW17



**Basement**  
Approximate Floor Area  
451 sq. ft  
(41.93 sq. m)



**Ground Floor**  
Approximate Floor Area  
682 sq. ft  
(63.44 sq. m)

**Approx. Gross Internal Floor Area 1133 sq. ft / 105.37 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.