



CLASS E UNIT TO LET IN TOOTING

**51 TOOTING HIGH STREET, TOOTING,
LONDON, SW17 0SP**

SUBJECT TO VACANT POSSESSION

Location:

The subject property is located within the prime pitch of Tooting High Street. Tooting Broadway and Tooting Bec Underground Stations (Northern Line Services) are located a short walk away.

Nearby well-known multi-national retailers include TK Maxx, B&Q Local, Nationwide, Santander, Sainsburys, NatWest, JD Sports, Superdrug, Holland & Barrett, Halifax, HSBC, Three, Aldi Local, Vodaphone, BHF, Paddy Power, Merkur Slots and Ladbrokes among various well established independent operators.

Accommodation:

The unit is arranged over a Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	714 sq. ft.	(66.33 m²)
Basement:	554 sq. ft.	(51.47 m²)

Use:

The subject premises benefits from Class E planning consent.

Alternative uses may be considered subject to planning.



Rent:

£75,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

