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CLASS E UNIT TO LET IN TOOTING

**118 UPPER TOOTING ROAD,
TOOTING, LONDON SW17 7EN**

SUBJECT TO VACANT POSSESSION



Location:

The subject property is located on the busy Upper Tooting Road and benefits from a forecourt to the front of the property. Tooting Bec Station (Northern Line Services) are located a short walk from the property.

Nearby occupiers are predominantly established independent operators.

Accommodation:

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

Ground Floor: 452 sq. ft. (41.99 m²)

Use:

The unit currently benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£36,000 per annum exclusive.

Lease:

The premises are available by way of a new lease with terms to be agreed.

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:

