



PRIME UNIT TO LET TOOTING

61-63 HIGH STREET, TOOTING, LONDON, SW17 0SP

SUBJECT TO VACANT POSSESSION

Location:

A rare opportunity to acquire a prominent store in the prime pitch of Tooting.

Nearby well-known multi-national retailers include TK Maxx, B&Q Local, Iceland, Superdrug, JD Sports, Pret, Holland & Barrett, Primark and Sainsbury's, amongst many others.

Tooting Broadway Station (Northern Line) is located a short walk from the property.

Use:

The premises benefit from Class E planning consent. Alternative uses will be considered subject to planning permission.

Accommodation:

The unit is arranged over Ground Floor and First Floor with the following Gross Internal Areas:

Ground Floor: **3,357 sq. ft. (311.9 m²)**

First Floor: **3,336 sq. ft. (309.92 m²)**

Rent:

Upon Application.

Lease:

The premises are available by way of a new lease for a term 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:

