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CLASS E UNIT
TO LET IN
TOOTING BEC

313 BALHAM HIGH ROAD, TOOTING BEC, LONDON, SW17 7BA



Location:

The subject property occupies a prominent corner position opposite Tooting Bec Underground Station (Northern line). Tooting Bec is a busy and affluent suburb of South West London.

Nearby multi-national occupiers include Tesco Express, Sainsburys Local, Marsh & Parsons, Chaiiwala and BetFred amongst many others.

Accommodation:

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

Ground Floor:	**1,500 sq. ft. (139.36 m²)**
Basement:	**505 sq. ft. (46.92 m²)**

Use:

The premises benefit from Class E planning consent.

Alternative uses may be considered subject to planning.

Rent:

O.I.E.O £60,000 per annum exclusive.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rates:

The current rateable value is £43,000 with effect from 1st April 2026 (VOA Link).

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

Legal Costs:

Each party to bear their own legal costs.

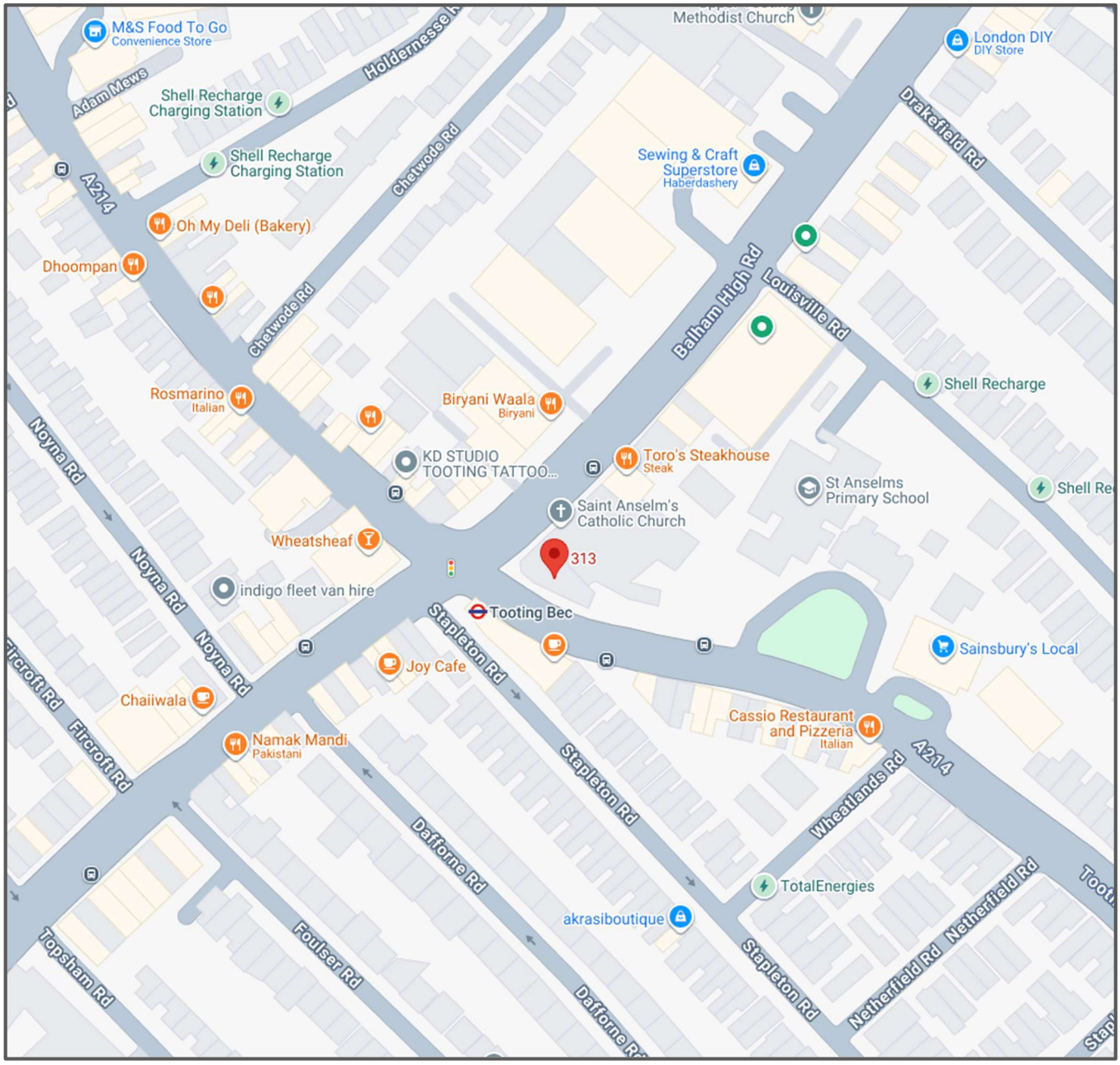
Viewings:

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Location Map:



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