

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

SHOP/SHOPS AVAILABLE **UNDER NEW LEASES**

ADJOINING AND CURRENTLY INTERCONNECTING SHOP UNITS TOTALLING 2,200 FT²
AVAILABLE INDIVIDUALLY OR COLLECTIVELY.

40, 42, 44 LONDON ROAD TOOTING SW17

LOCATION

The property is situated with a good frontage to London Road just south of Tooting centre and close to Mitcham Common. London Road is a busy link between Mitcham and Tooting and the property benefits from a good deal of passing vehicular traffic and there are short term parking bays immediately outside, which encourage quick stop trade. The surrounding area is a mixed residential and retail area with more densely concentrated retail further north.



DESCRIPTION

The property comprises three interconnecting and adjoining shops, with individual entrance doors. The two smaller units have store/office areas to the rear and the shops have W/C facilities at the rear.

ACCOMMODATION

Total sales area **204.38 m² (2200 ft²) possibly available by way of sub-division to units from 60.38m² (650 ft²)**

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is to be offered under a new lease or leases, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and is suitable for any retail purpose. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

40 London Road **£14,000 (fourteen thousand pounds)** per annum exclusive

42 London Road **£14,000 (fourteen thousand pounds)** per annum exclusive

44 London Road **£14,000 (fourteen thousand pounds)** per annum exclusive

Rent for the entirety **£40,000 (forty thousand pounds)** Per annum exclusive

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT