

Hooper

NAYLOR FRIEND

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SMALL SHOP/OFFICE **TO LET**

PROVIDING COMPACT ACCOMMODATION BUT WITH A GOOD FRONTAGE AND WITH THE BENEFIT OF PARKING FOR A FEW VEHICLES TO THE REAR

218 TOOTING HIGH STREET **LONDON SW17 0SG**

LOCATION

The property is situated with a frontage to Tooting High Street between Tooting centre and Colliers Wood. Tooting High Street forms part of a major thoroughfare and the property benefits from vast quantities of passing vehicular traffic but a limited amount of pedestrian flow as the parade within which the property is found is somewhat isolated. There is a bus stop nearby and loading bay on the otherwise red-routed main road. There is vehicular access to a parking area to the rear although no access from the rear into the shop. The surrounding area is a densely populated residential catchment but also contains St George's Hospital and a number of business occupiers.



DESCRIPTION

The property comprises a ground floor lock up shop fronted premises most recently used as a quasi-office but suitable for a variety of operators who require very compact accommodation. The property has an electric security shutter and is currently partitioned internally to create a front sales area and small rear area. The partitioning could be removed however to open up the accommodation to its maximum. There is an internal WC and access via a service road to a hard-standing at the rear which provides parking for a number of cars.

ACCOMMODATION

Gross Frontage	4.57m	15'
Internal Width	3.90m	12'8
Maximum Shop Depth	4.45m	14'6
Sales Area	17.18m²	185 ft² (approx)
Internal WC		
Rear hard-standing providing parking		

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

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property was most recently occupied by an office operator but it would suit either an office or small retail outlet. 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

An initial rent of **£6,000 (six thousand pounds)** per annum exclusive is sought.

V.A.T.

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

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.