

Hooper

NAYLOR FRIEND

VERY WELL POSITIONED GOOD SIZED SHOP AND STORE TO LET

SET BEHIND A DEEP PAVEMENT AREA AND IN A HIGHLY POPULAR LOCATION AND TRADING PITCH IN TOOTING

93 MITCHAM ROAD, TOOTING, SW17 9PD

LOCATION

The property is situated with a very good frontage to Mitcham Road in Tooting forming part of a very prominent but secondary parade. Mitcham Road is a very busy link road between Tooting Broadway and Amen Corner and beyond to Mitcham and the property benefits from significant passing vehicular traffic and a good deal of pedestrian flow generated by nearby retailers, the proximity to the library and local schools. Pedestrian footfall is enhanced by the pedestrian crossing which is immediately outside and the property is a relatively short walk to Tooting Broadway underground station which provides Northern Line access to central London to the north and Colliers Wood to the south.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used for white goods sales. The property is rectangular in shape and benefits from a modern shop front set behind electric security shuttering, solid floors, skylight to the rear and a reasonable size store to the very rear with an internal WC.

ACCOMMODATION

Gross Frontage	5.48m	18'
Internal Width	5.39m	17'7
Shop Depth	19.05m	62'5
Sales Area	101.26m ²	1,090 ft ² (approx)
Storage	18.58m ²	200 ft ² (approx)
Internal WC		

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 currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective purchasers/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 **£30,000 (thirty 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.