



AVAILABLE EARLY 2012
NEWLY REFURBISHED SHOP
TO LET

LOCATED IN A VERY POPULAR PITCH IN TOOTING AND AVAILABLE UNDER A NEW LEASE.

95 MITCHAM ROAD
TOOTING LONDON SW17 9PD

LOCATION

The property is situated fronting Mitcham Road to the south of Tooting High Street in a popular trading position. Mitcham Road is one of the main shopping areas in Tooting and the property benefits from considerable passing vehicular traffic including numerous bus routes and a fair amount of pedestrian flow generated by nearby retailers including Morleys department store and a number of multiples. There is also a good variety of more specialist and local trades and the property is also close to the Gala bingo Hall. The surrounding area is a densely populated and increasingly affluent residential catchment.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up with basement storage in a parade of similar units. The property is to be refurbished to provide a newly screeded floor, new shop front with electric security shutters, new plastered walls, electrics and new kitchenette and WC.

ACCOMMODATION

Gross Frontage	5.57m	18'3
Internal Width	5.51m	18'1 widening to 5.60m (18'4)
Shop Depth	18.89m	62'
Sales Area	104.51m ²	1125 ft ² approx
Basement (accessed via trapdoor)	55.74m ²	600 ft ² approx
New Kitchenette and 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 Uses Classes Order and would suit a variety of retailers. 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 **£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.