

Hooper

NAYLOR FRIEND

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GROUND FLOOR AND BASEMENT **CATERING PREMISES** **TO LET**

LOCATED FRONTING A PROMINENT BUT SECONDARY PARADE ON TOOTING HIGH STREET AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

206 TOOTING HIGH STREET, SW17 0SG

LOCATION

The property is situated fronting Tooting High Street close to its junction with Blackshaw Road and its' pedestrian crossings. Tooting High Street forms part of the A24 and the property benefits from a good deal of passing vehicular traffic. The property is also close to Tooting Hospital which is within walking distance. The property is in a position to service a densely populated residential catchment in the surrounding areas.



DESCRIPTION

The property comprises a ground floor and basement premises most recently used as a takeaway. The property has a reasonably modern shop front, tiled floors internally and a part suspended ceiling. Beneath the ground floor is a useful storage area together with an internal WC.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	3.96m	13'
Shop Depth	8.80m	28'9
Sales Area	34.83m²	375 ft² (approx)
Basement	32.05m²	345 ft² (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 was most recently used as a hot food takeaway and may be suitable for a continuation of this use but 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 **£15,000 (fifteen 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.