

Hooper

NAYLOR FRIEND

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

GROUND FLOOR FORMER RESTAURANT WITH UPPER PART TO LET

LOCATED IN A HIGHLY POPULAR POSITION FRONTING UPPER TOOTING ROAD AND
AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**166 UPPER TOOTING ROAD, TOOTING,
SW17 7ER**

LOCATION

The property is situated fronting Upper Tooting Road roughly equidistant between Tooting Bec and Tooting Broadway underground stations and in a highly visible position. The property is situated with a pedestrian crossing directly in front which enhances pedestrian footfall and makes the property highly visible to passing vehicular traffic, much of which is required to stop at the pedestrian crossing. The property shares the vicinity with a mixture of local and multiple traders including nearby Tesco convenience store, and there is very little in the way of vacant commercial property in the surrounding area. The surrounding catchment is a densely populated residential area which the property would be able to service.



DESCRIPTION

The property comprises a two-storey building in a popular parade. The ground floor, which was most recently used as a restaurant, has an extremely modern shop front secured with security shuttering, tiled floors and a part suspended ceiling containing spotlighting and air conditioning (not tested). To the rear of the property is a partitioned kitchen area which includes extraction equipment and there is rear access via a lobby onto a service alley and a staircase to the upper part. The first floor was originally ancillary offices to the ground floor but may be suitable for alternative uses subject to any necessary consents.

ACCOMMODATION

Gross Frontage	5.79m	19'
Internal Width	5.66m	18'6" narrowing to 4.29m (14'10") after 11.79m (38'7")
Current Shop Depth	13.25m	43'5"
Front Sales Area	67.81m ²	730 ft ² (approx)
Rear Kitchen	70.10m ²	230 ft ² (approx)
Internal Disabled WC		
First Floor	83.61m ²	900 ft ² (approx)(arranged as several individual rooms)
First Floor WC Facilities		

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 A3 (Restaurant) of the current Town and Country (Use Classes) Order on the ground floor with ancillary uses on the first floor. Alternative uses may be considered subject to any necessary consents.

RENT

An initial rent of **£50,000 (fifty 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.