

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF  
TEL 020 8766 0123 • FAX 020 8761 6472  
EMAIL info@hoopernaylorfriend.co.uk

## **KIOSK SHOPS** **TO LET**

LOCATED JUST OFF UPPER TOOTING ROAD IN THE CENTRE OF TOOTING AND AVAILABLE FULLY REFURBISHED AND UNDER NEW LEASES.

### **262B & 262C UPPER TOOTING ROAD** **LONDON SW17 0DN**

#### **LOCATION**

The property is situated with frontages to Gatton Road to the rear of a unit fronting Upper Tooting Road in a busy commercial area. Gatton Road houses a local mosque ensuring a good deal of passing pedestrian flow and this is enhanced by the proximity of the nearby post office. There are innumerable multiples nearby on Upper Tooting Road including TK Maxx, Santander, Habib Bank, William Hill, Greggs the Baker and Shoe Zone. The surrounding area is a densely populated residential catchment which the units will be able to service and there are short term loading bays immediately in front of the property. Pedestrian flow is extremely heavy at times in the vicinity making the premises suitable for a wide variety of uses.



## **DESCRIPTION**

The properties comprise two small shop fronted units with basement storage beneath that have been newly refurbished. The properties have frameless glass shop fronts over-covered with electric security shuttering and internally have suspended ceilings, new internal WC's and useful storage basements accessed via a trapdoor. The properties have new electrical installations including spotlighting.

## **ACCOMMODATION**

### **No. 262B**

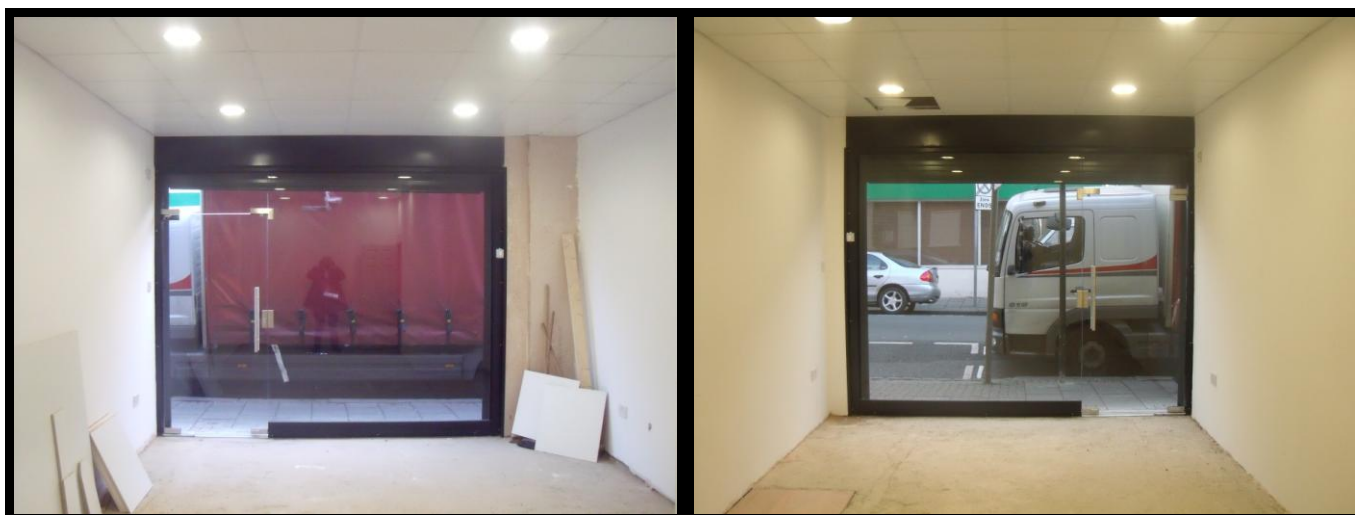
Gross Frontage	3.44m	11'3
Internal Width	3.44m	11'3
Shop Depth	7.43m	24'4
Sales Area	33.44m <sup>2</sup>	360 ft <sup>2</sup> (approx)
Basement	18.58m <sup>2</sup>	200 ft <sup>2</sup> (accessed via a trap door)
Internal WC		

### **No. 262C**

Gross Frontage	4.51m	14'8
Internal Width	4.51m	14'8 narrowing to 9'11 after 13'11
Shop Depth	7.37m	24'2
Sales Area	28.79m <sup>2</sup>	310 ft <sup>2</sup> (approx)
Basement	17.65m <sup>2</sup>	190 ft <sup>2</sup> (approx)
Internal WC		

**NB:** It is to be noted that the two units can if required be merged into a single unit of 585 ft<sup>2</sup> approximately plus the respective basements.

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 or leases the length of which is to be negotiated.

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.

## **USE/PLANNING**

We understand the properties currently fall within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order, but are considered suitable for a variety of uses. 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**

Each unit is to be let at **£12,500 (twelve thousand five hundred pounds)** per annum exclusive.

## **V.A.T.**

It should be noted that VAT is chargeable on all rent and other outgoings in respect of the property.

## **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.