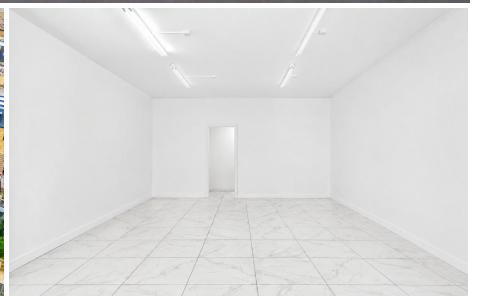
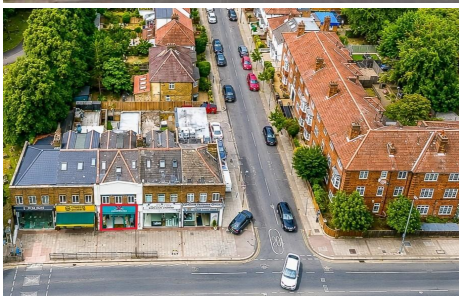


Commercial for Rent - £1,250 per month

Garratt Lane, Tooting, SW17 0LT



KEY FEATURES:

- APPROX. 558 SQ. FT • CLASS E • BRIGHT & VERSATILE OPEN-PLAN LAYOUT • PROMINENT GLAZED FRONTAGE • EXCELLENT NATURAL LIGHT • REAR ANCILLARY ACCOMMODATION • KITCHENETTE FACILITIES • SEPARATE WC

Description

An exciting opportunity to acquire a bright and versatile ground floor commercial premises situated on Garratt Lane, extending to approximately 558 sq. Ft. The property provides well-proportioned accommodation arranged predominantly across an open-plan layout, comprising a principal commercial area together with additional rear ancillary space, kitchenette and separate WC facilities.

The premises benefit from a prominent glazed frontage, creating an attractive street-facing presence whilst allowing excellent levels of natural light into the main commercial area. Internally, the principal space is bright and well presented, with a largely open configuration that provides flexibility for an incoming occupier to arrange and tailor the accommodation around their individual operational requirements.

The generous main area forms the focal point of the premises and offers a versatile environment capable of accommodating a variety of layouts. Its open-plan nature allows the space to be adapted for customer-facing, professional or service-led purposes, subject to the relevant consents.

Further accommodation is positioned towards the rear of the property, providing useful ancillary space separate from the principal commercial area. The property also benefits from a fitted kitchenette and separate WC facilities, offering practical amenities for staff and day-to-day business operations.

The premises fall within Class E use, providing flexibility for a broad range of potential occupiers. The property may appeal to businesses including retail operators, professional services, office users, beauty and wellness businesses, clinics, studios and other service-led operators, amongst others, subject to the necessary consents (STNC).

Overall, the property represents a well-configured and adaptable commercial opportunity, combining a bright open-plan interior, prominent glazed frontage and practical ancillary facilities. The flexibility of the accommodation makes it an appealing proposition for an incoming occupier seeking to establish or relocate their business within a well-positioned South London commercial setting.

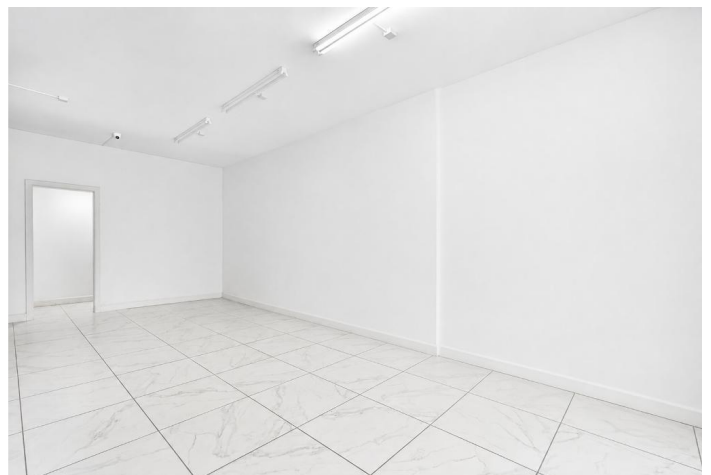
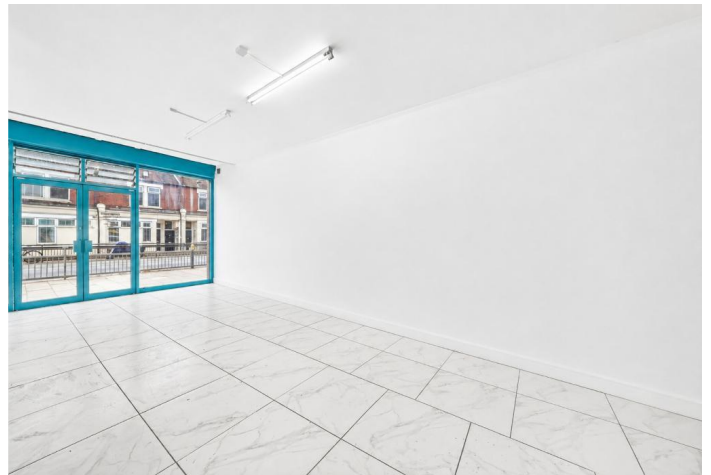
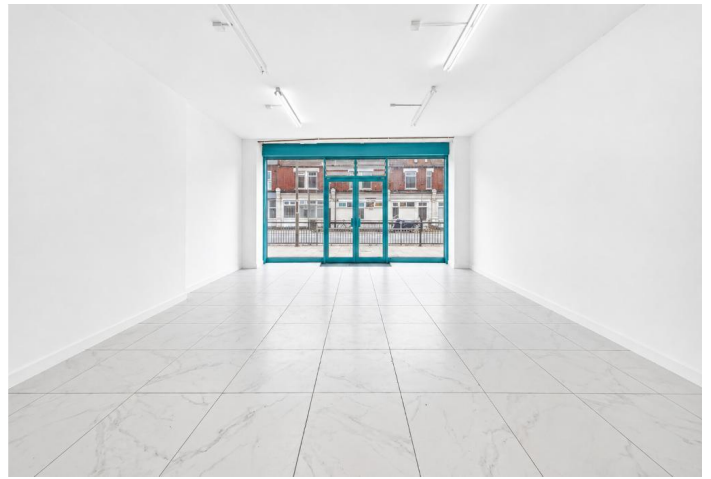
Location

The property is prominently situated on Garratt Lane, Tooting, within one of South London's most established and vibrant commercial and residential locations. Garratt Lane is a busy and well-connected thoroughfare, benefiting from a strong mix of independent businesses, retailers, cafés, restaurants and service-led operators, creating an active and diverse trading environment.

The premises benefit from excellent street presence along this well-known route, providing strong visibility and accessibility for both customers and staff. The surrounding area is characterised by a dense residential population alongside a thriving mix of local and independent businesses, offering an attractive environment for a wide range of commercial occupiers.

A particular advantage of the location is its proximity to Tooting Broadway Station, approximately a 7-minute walk away, providing convenient Underground connections and further enhancing accessibility from across South London and beyond.

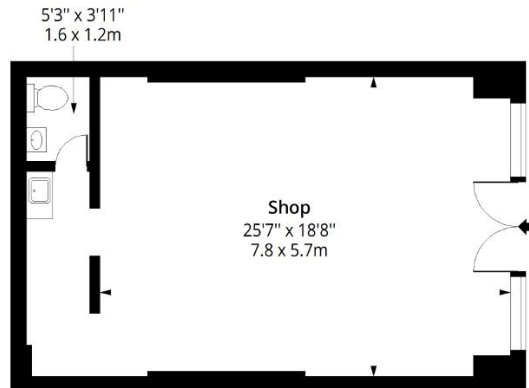
The combination of a prominent position on Garratt Lane, strong surrounding commercial activity, an established residential catchment and excellent transport accessibility makes this an exceptionally attractive location for businesses seeking to establish themselves within a busy and well-regarded South London neighbourhood.



Floorplan(s)

Garratt Lane SW17

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M



Ground Floor

Floor Area 558 Sq Ft - 51.84 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 29/8/2026

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		