

## Commercial for Rent - £2,916 per month

Mitcham Road, London, SW17 9NG



### KEY FEATURES:

- PRIME LOCATION • PREMIUM £65,000 • RENT £35,000 • ESTABLISHED BUSINESS • SUBSTANTIAL SUBLETTING INCOME

## Description

Residenza are proud to offer a stunning well established CLASS E beauty salon measuring in excess of 900 sq/ft over ground level, located in Tooting Broadway, SW17. Premium/Goodwill £65,000. Going Concern.

### Details

Postcode: SW17 9NG

Rent: £35,000 P/A

Premium: £65,000

Size: 945 sq/ft

Rates: £3500 per annum approx.

Lease: New Lease 5, 10, 15 Years subject to negotiation

Insurance: TBC

Legal costs: Incoming tenant liable for own and freeholder costs

The current leaseholder has sublet four rooms plus a nail station which generates a total monthly income of £4200, equating to £50,400 P/A.

Spacious and versatile layout, offering 945 Sq/Ft of usable area, ready to be customized to your business requirements.

To view this property please contact our Tooting branch, alternatively visit our website to view a range of available properties.

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Don't miss this incredible opportunity to secure your space in Tooting SW17's thriving commercial scene. Contact us today to schedule a viewing and discuss your business needs. Your success starts with the right location! Elevate your business at the heart of Tooting!

Book your viewing now and take the first step toward a brighter future.

## Location

### Location

Situated along a busy retail parade in the vibrant Tooting Town Centre. this property enjoys high foot traffic and excellent visibility.

The nearest rail station is Tooting Junction (0.4 miles) offering both Southern & Thameslink services.

The nearest Underground is Tooting Broadway (0.2 miles) offering Northern Line services.

There is a bus stop only steps away with plenty of Bus routes.

Tooting is a multi-cultural town with all types of multi-national shops, restaurants, and Bars.

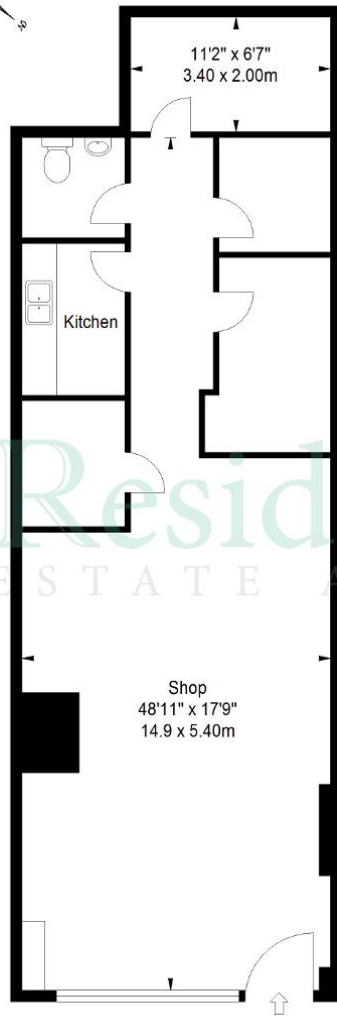




## Floorplan(s)

Mitcham Road, SW17

Approximate Gross Internal Area  
945 sq ft / 87.81 sq m



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION