

CLASS E UNIT TO LET

PROPERTY PARTICULARS



120 MITCHAM ROAD, TOOTING, LONDON SW17 9NH

SUBJECT TO VACANT POSSESSION

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120 MITCHAM ROAD

TOOTING • LONDON • SW17 9NH



800 SQ FT TOTAL INTERNAL
AREA

74.32 SQ M NET
MEASUREMENT

15 YEARS NEW LEASE
AVAILABLE

LOCATION

The subject property is prime positioned along the high-traffic retail parade of Mitcham Road in Tooting, benefiting from premium visibility and dense local commuter footfall. Commercial connectivity is exceptional, with both Tooting Broadway and Tooting Bec underground stations (Northern Line Services) situated within an easy, short walking distance from the shopfront.

The local trade zone is highly vibrant, supported by a strong combination of long-standing independent food operators, popular high street cafes, and prominent multi-national anchor brands, making it a fantastic commercial spot for a takeaway or restaurant.

INTERNAL PREMISES

The premises are uniformly configured over Ground Floor level only, offering an adaptable wide-open footprint layout:

Ground Floor: 800 sq. ft.

Net Metric: (74.32 m²)



TENURE & MATTERS

Planning Use: Class E planning consent. Highly suitable for a premium hot food takeaway, café, traditional restaurant, or standard high-street retail layout.

Rent: **£40,000 PAX** per annum exclusive.

Lease Terms: The premises are available by way of a brand new 15-year lease with commercial terms to be mutually agreed.

Business Rates: TBC. Interested applicants are advised to verify financial parameters directly with the Local Authority.

Legal Costs: Each party to bear their own separate legal costs incurred during this commercial transaction.