



# CLASS E UNIT TO LET IN TOOTING

**118 UPPER TOOTING ROAD,  
TOOTING, LONDON SW17 7EN**

**\*SUBJECT TO VACANT POSSESSION\***



## **Location:**

The subject property is located on the busy Mitcham Road and benefits from a forecourt to the front of the property. Tooting Bec Station (Northern Line Services) are located a short walk from the property.

Nearby occupiers are predominantly established independent operators.

## **Accommodation:**

The unit is currently arranged over Ground Floor only and has the following approximate net internal areas:

**Ground Floor:           452 sq. ft.       (41.99 m<sup>2</sup>)**

## **Use:**

The unit currently benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

£36,000 per annum exclusive.

## **Lease:**

The premises are available by way of a new lease with terms to be agreed.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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## Location Map:

