

Commercial for Rent - £1,083 per month

Trinity Road, Tooting Bec, SW17 7SD



KEY FEATURES:

- CLASS E COMMERCIAL PREMISES • APPROX. 343 SQ. FT • PRIME HIGH STREET POSITION • GLAZED FRONTAGE WITH EXCELLENT NATURAL LIGHT • AIR CONDITIONING • SEPARATE STORE ROOM • TWO WC'S • SUITABLE FOR A VARIETY OF COMMERCIAL USE

Description

Occupying a prominent position on Trinity Road, this beautifully presented Class E commercial premises offers an excellent opportunity to acquire a versatile and contemporary commercial space in one of South West London's most established trading locations.

Extending to approximately 343 sq ft (31.86 sq m), the property is currently utilised as an elegant customer seating area for the adjoining restaurant, demonstrating its attractive layout and welcoming atmosphere. Finished to a high contemporary standard throughout, the accommodation provides a bright and inviting environment with a fully glazed frontage, allowing excellent levels of natural light whilst providing strong visibility from Trinity Road.

Internally, the premises comprise a modern open-plan layout complemented by exposed brick feature walls, decorative timber slatted panelling, contemporary pendant and track lighting, air conditioning and quality tiled flooring, creating an attractive and functional customer-facing environment.

To the rear, the property benefits from a separate store room together with two well-appointed WCs, providing practical ancillary accommodation to support a variety of business operations.

The flexibility afforded by Class E planning use makes the premises suitable for a wide variety of occupiers, including retail, café, office, showroom, beauty and aesthetics, healthcare, wellness and professional services (subject to any necessary consents).

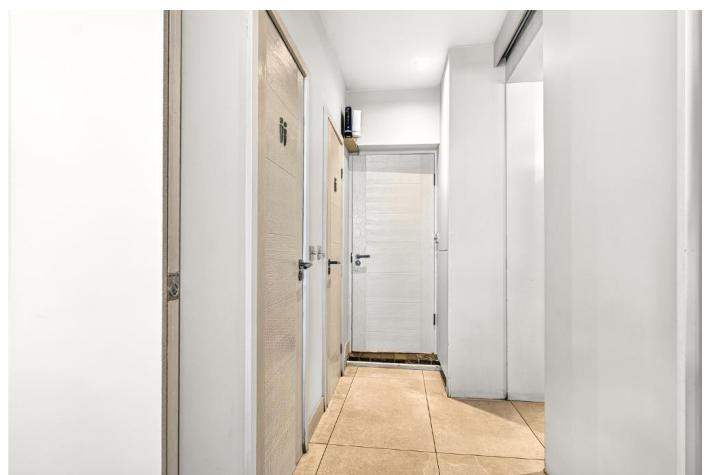
Presented in excellent decorative order throughout, the property offers an exceptional opportunity to acquire a stylish and adaptable commercial premises ready to accommodate a broad range of business ventures.

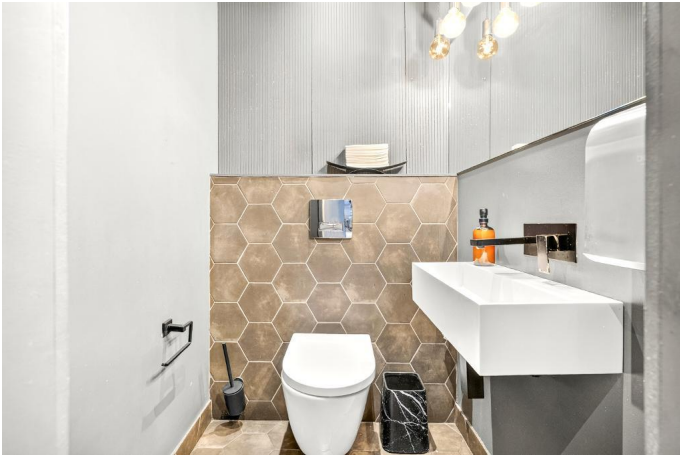
Location

21 Trinity Road, Tooting Bec, London SW17 7SD occupies a prominent position on Trinity Road (A214), one of Tooting's principal commercial thoroughfares connecting Balham with Tooting Broadway. The property benefits from excellent visibility and high levels of pedestrian and vehicular traffic, surrounded by a vibrant mix of independent retailers, cafés, restaurants, professional services and established local businesses.

The premises are conveniently situated just a short walk from Tooting Bec Underground Station (Northern Line), providing direct services to Central London, while numerous bus routes serve the immediate area. The nearby centres of Balham, Tooting Broadway, Earlsfield, Wimbledon and Wandsworth are all easily accessible, further enhancing the property's connectivity and commercial appeal.

With a strong local customer base, excellent transport links and a well-established trading environment, the location offers an attractive setting for a wide variety of businesses looking to establish or expand their presence in South West London.

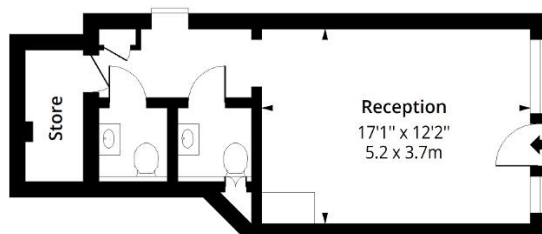




Floorplan(s)

Trinity Road SW17

Approx. Gross Internal Area 343 Sq Ft - 31.86 Sq M



Ground Floor

Floor Area 343 Sq Ft - 31.86 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.

lpaplus.com

Date: 26/6/2026