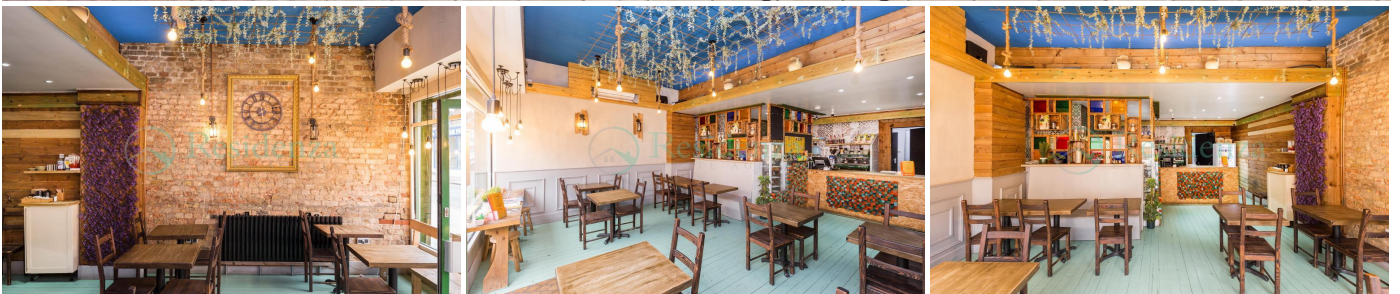


Commercial for Rent - £2,667 per month

Mitcham Lane, Tooting, SW16 6NR



KEY FEATURES:

- NO BUSINESS RATES • EXCELLENT INVESTMENT OPPORTUNITY • ACCOMODATION ABOVE • GOOD LOCATION • UNDISCLOSED INFORMATION • £180,000 PREMIUM

Description

Residenza presents this excellent investment opportunity of a full building lease assignment. Ground Floor commercial unit currently trading as a café with 5 bedroom accommodation, 2 bath and 1 kitchen upstairs. No business rates! Located on the well-known Mitcham Lane, SW17. Premium applicable.

Postcode: SW16 6NR

Rent: £32,000 per annum

Rates: TBC with local authority

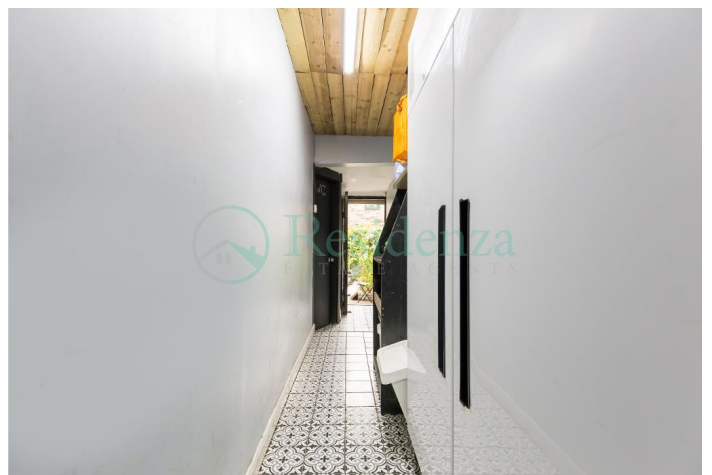
Lease: Assignment of 10 years remaining, then on renewable

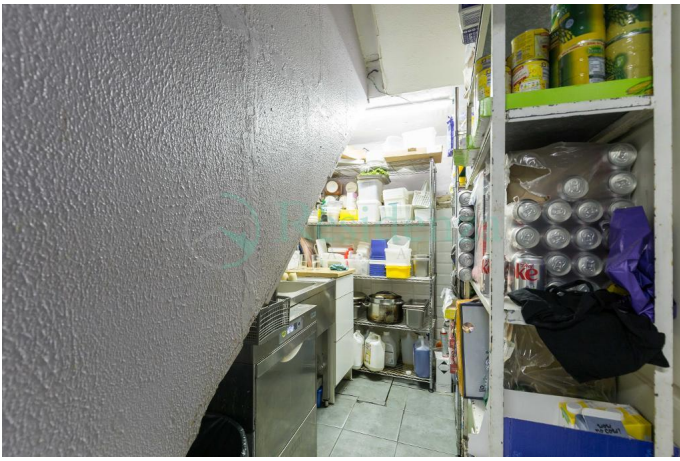
Premium: £180,000 Including all fixtures and fittings

Area: Approx. 2,300 sq.ft

Excellent Business Opportunity.

Please call for further information.





Floorplan(s)

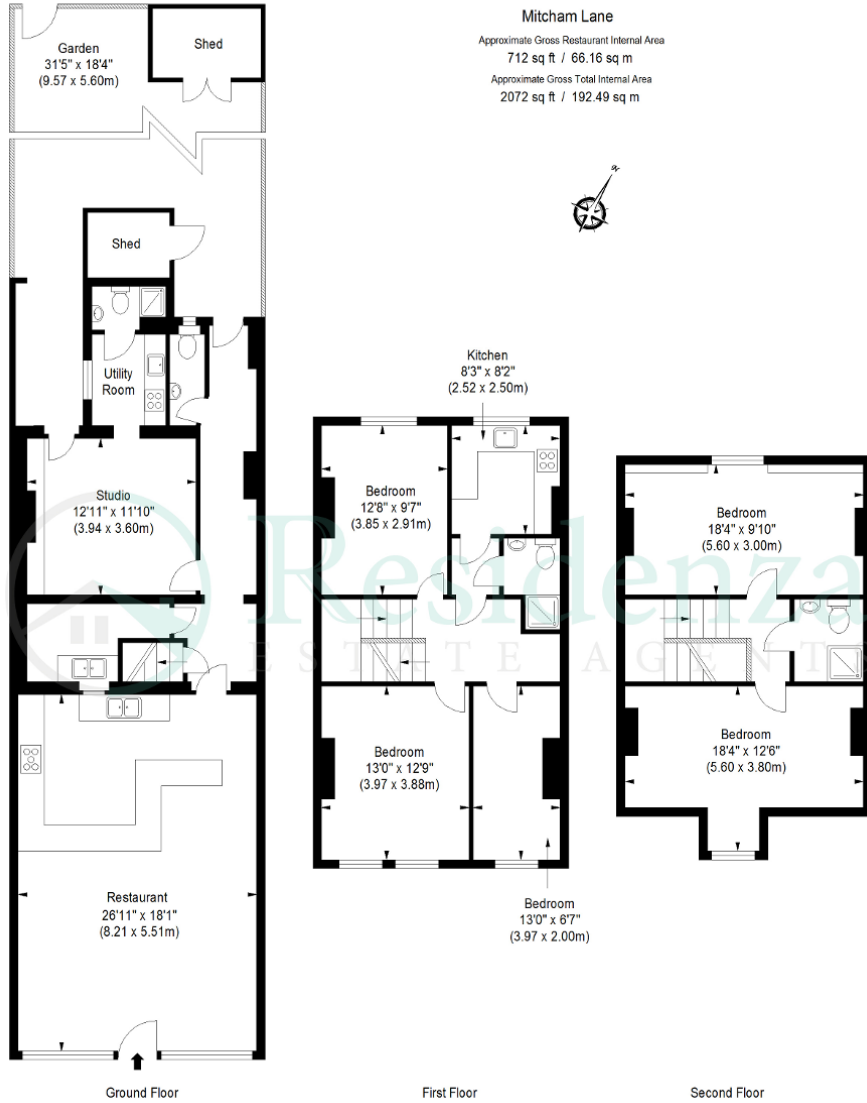


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

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

Energy Efficiency

Energy Efficiency Rating

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