



RETAIL UNIT TO LET IN TOOTING

**179 UPPER TOOTING ROAD,
TOOTING, LONDON, SW17 7TJ**



Location:

The subject property occupies a prominent corner position on the busy Upper Tooting Road. Situated directly opposite the new Lidl store, nearby occupiers are predominately comprised of established independent retailers and restaurateurs.

Tooting Broadway and Tooting Bec Underground stations (Northern Line) are both located a short walk from the premises.

Accommodation:

The unit is arranged over ground floor only and has the following approximate net internal areas:

Ground Floor Sales: 625 sq. ft. (58.06 m²)

Ground Floor Store: 387 sq. ft. (35.95 m²)

Use:

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

Rent:

£35,000 per annum exclusive.

Lease:

The premises are available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

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:

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