James ashley commercial
property consultants

29 London Road | Tooting | London | SW17 9JR

GROUND FLOOR & BASEMENT TO LET

29 London Road | Tooting | London | SW17 9JR | GROUND FLOOR & BASEMENT

- ground floor & basement
- 222.49 m² (2,395 ft²) approx.
- 'e' use class
- rent: £50,000 per annum
- extraction cooking duct
- near railway station

DESCRIPTION

Period corner building arranged over the ground floor and basement. The ground floor benefits from a 3.3m ceiling height, excellent natural light, period features, a small office and single WC.

The basement is mainly open plan, with a kitchenette, dumb waiter, cellar/storeroom, male & female WC's. There is also a terrace area to the rear and an external extraction duct in place.

We understand that the premises have an 'E' Use Class, which includes; restaurant, retail, leisure, medical and office. Alternative uses will be considered - subject to planning.

LOCATION

Situated in a prominent position on the corner of London Road (A217) and Grenfell Road, in Tooting.

Neighbouring occupiers include; Lidl (opposite the property), H & T, Ladbrokes, Favorite Chicken & Ribs and Tesco Express, together with a good vibrant mix of other independent and local traders.

Tooting mainline railway station is nearby, providing services to London Blackfriars, Sutton, Bedford and St Albans. There are also various buses serving the area located on the London Road.

ACCOMMODATION

Ground floor	100.33 m²	1,080 ft²	
Basement	122.16 m²	1,315 ft²	
TOTAL	**222.49 m²**	**2,395 ft²**	N.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The business rates need to be re-assessed, as the current valuation is for the entire building. Contact Merton Council on 020 8545 3751 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting sole agents: -

Ashley Brudenell or **James Stefanopoulos**

james ashley commercial
property consultants

info@james-ashley.co.uk
020 7127 8781
james-ashley.co.uk

James Ashley and any joint agents give notice that; 1). They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and James Ashley have not tested any services, equipment or facilities. Interested parties must satisfy themselves by inspection or otherwise.