



James ashley
commercial
property consultants

5 London Road | Tooting | London | SW17 9JR
MEDICAL USE PREMISES TO LET

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

- ground floor & basement
- 76.64 m² - 104.05 m² (825 ft² - 1,120 ft²) approx.
- 'e' use class
- rent: £20,000 - £25,000 per annum
- additional space available
- near railway station

DESCRIPTION

Period corner building currently used as a medical practice on the ground floor and basement. The ground floor is arranged as a front reception/waiting area, WC with five consulting rooms. The basement provides for a further two consulting rooms, kitchen, WC and storage. Benefits include double glazing, air conditioning, central heating, gas supply, single phase electricity and a rear fire exit/secondary access. The first and second floor offices can also be included, if required.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, restaurant and office. Alternative uses will be considered, such as educational.

LOCATION

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

Neighbouring occupiers include; Lidl, 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	76.64 m ²	825 ft ²	
Basement	27.41 m ²	295 ft ²	
TOTAL	104.05 m²	1,120 ft²	N.I.A.

NB: An additional 760 ft² is potentially available.

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



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