

TOOTING BROADWAY – 12 MITCHAM ROAD



- **PRIME CLASS E BUILDING TO LET**
- **AVAILABLE ON A NEW LEASE**
- **NEIGHBOURS TOOTING BROADWAY STATION**

Location

The premises are situated on the south side of Mitcham Road, neighbouring Tooting Broadway Underground Station and directly opposite **Primark** and the new **M&S**.

Other nearby occupiers include **Starbucks**, **Holland & Barrett**, **Caffe Nero**, **Pret A Manger**, **Greggs**, **Popeyes**, **Specsavers**, **McDonald's** and **GAIL's**.

Description

The premises comprise a prominent class E unit arranged over ground, basement, first and second floors and includes a rear garden within the demise.

We estimate the following Gross Internal Areas:

Accommodation

Ground Floor:	1,772 Sq Ft	164.60 Sq M
Basement:	443 Sq Ft	41.16 Sq M
First:	1,584 Sq Ft	147.17 Sq M
Second:	640 Sq Ft	59.42 Sq M

Lease Terms

The premises are available on a new effective FRI lease; for a term to be agreed. Subject to Vacant Possession.

Rent

Offers in the region of **£99,500 per annum exclusive**.

Business Rates

Rateable value 2026/27: £86,500

EPC

EPC available on request

Legal Costs

Each party to pay their own legal costs.



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