



# CLASS E UNIT TO LET IN TOOTING

**262B UPPER TOOTING ROAD,  
TOOTING, LONDON, SW17 0DN**

**\*SUBJECT TO VACANT POSSESSION\***

## Location:

The subject property is located near the junction of Gatton Road and the busy Upper Tooting Road. Tooting Bec Station and Tooting Broadway Station (Northern Line Services) are both located a short walk away.

Nearby occupiers include Betfred, T4, Santander, TK Maxx, Oxfam and Habib Bank. In addition to various well established independent operators.

## Accommodation:

The unit is arranged over the Ground Floor and Basement only, with the following approximate net internal areas:

<b>Ground Floor:</b>	<b>432 sq. ft. (40.13 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>157 sq. ft. (14.62 m<sup>2</sup>)</b>

## Use:

The retail premises benefits from Class E planning consent.



## Rent:

£18,000 per annum exclusive

## Lease:

The premises are available by way of a new lease for a term to be agreed.

## 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:

Please contact:

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## Location Map:

