

Shop To Let

TOOTING SW17
47- 49 Mitcham Road

Double Fronted Unit

Location

The subject property is located in a prime position on Mitcham Road, with Tooting Broadway Underground Station (Northern Line) only a short walk away. Nearby operators include Primark, Boots, Holland & Barrett, Greggs, Specsavers and McDonalds, to name a few.

An extract from the street plan is attached upon which the premises has been highlighted.

Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	1,900 sq ft	176.5 sq m
Basement	354 sq ft	32.9 sq m

Terms

An assignment of the existing lease expiring 27th October 2028, at a current passing rental of £98,000 per annum exclusive.

(N.B - The October 2023 rent review remains outstanding. Further information is available upon request).

Incentives

Incentives are available to an ingoing tenant. Further details are available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£95,000
UBR (2023/2024)	51.2p
Rates Payable	£48,640

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

Joel Berg
joel@prime-retail.com
07950 320 978





Prime⁺ Retail

prime-retail.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.