

# 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.

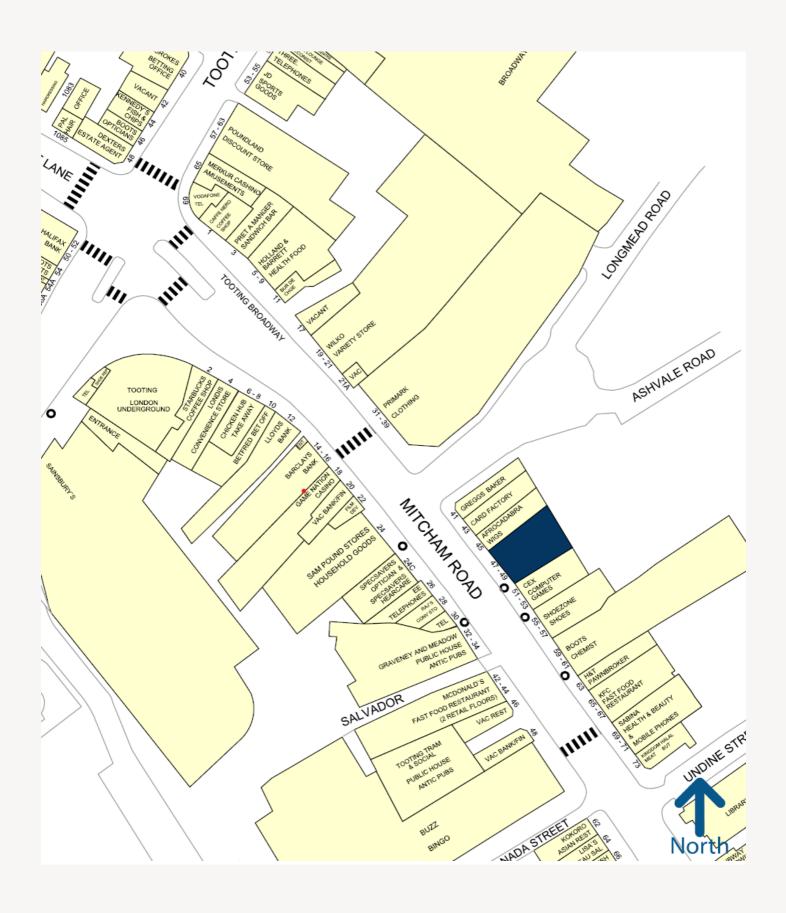
### Viewing

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







For more information contact:

020 7016 5340

Misrepresentation Act 196

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.