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**LEASE FOR SALE, PROMINENT CORNER UNIT
3 UPPER TOOTING ROAD, LONDON, SW17 7TS
RENT £45,000 (PREMIUM OFFERS INVITED)**

LOCATION

The premises are in the London Borough of Wandsworth. They occupy a prominent pitch at the junction of Stapleton Road and Upper Tooting Road. The premises are adjacent to Tooting Bec Tube Station (Northern line).

There are numerous national and local Class E operators trading in the vicinity. National traders include Bet Fred and Halfords.

DESCRIPTION

The demised premises occupy the basement and ground floor of a 4-storey brick-built building (dating to circa 1900). They currently operate as a coffee shop. The tenants have created additional external trading areas by successfully applying to Wandsworth Council for a "pavement licence".

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of measuring practice. They are shown as net internal areas. The pavement seating area is not demised as it is held under a separate pavement licence from Wandsworth Council.

GROUND FLOOR

Shop/Cafe 64.36 M2

BASEMENT

Preparation room 12.03 M2

Kitchen 11.12

Office 12.21

W.C

TOTAL NIA 99.72 M2 1,073 SQ FT

BUSINESS RATES The rateable value under the rating list 2017 is £21,500. The RV and UBR will be revised in April 2023. Interested parties will need to make their own enquiries.

VAT The premises are not elected for VAT

EPC A copy of the EPC is available upon request

THE LEASE TERMS Premium offers are sought for the benefit of the current FRI lease. This is for a term of 15 years from 16/8/2016. The rent is subject to 5 yearly upward only reviews.

RENT The current rent is £45,000 per annum exclusive payable quarterly in advance.

FURTHER INFORMATION

For further information, viewings, a copy of the lease and floor plans please contact retained sole agents:-

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