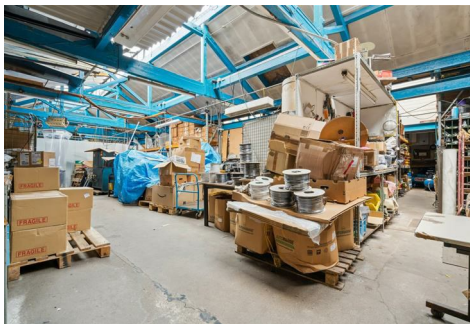


C JAMES & Co - TOOTING

SALES AND LETTINGS SPECIALISTS



1a Totterdown Street, Tooting, SW17 8TB

£3,000,000

A very interesting and rarely available large storage/factory or even development site has come to the market. This area is tucked up just behind Tooting high street and is accessed via a quiet side road. This entrance is large enough to accommodate good sized vehicles and is currently mixed use. Looking from the front is a small barber shop to the left hand side. Behind the barbers is an entrance to a good sized office space, (formerly a solicitors) that occupies the space above the entrance. The dry cleaners to the right is not part of the property in question.

Around 30 ft into the entrance is a two story brick built building currently being used as an art gallery and shop. Both the barbers and the art gallery are leased outside the landlord and tenants act on license. Further on is an entrance to an office and a very substantial factory/Storage area. The whole area as previously described including buildings covers around 11,568.3 Square feet.

There is possible development potential subject to change of use and planning.

London Borough of Wandsworth OIRO £3000.000 Freehold

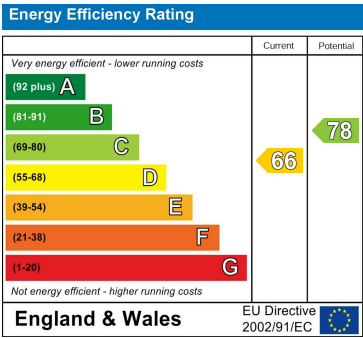
Rateable Value £41,500

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.