C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS









10 Tooting High Street, London, SW17 0RG £1,150,000

Offered for sale is this opportunity to purchase a shop with residential uppers in Tooting High street. The shop is a small bank and money transfer company ,part of a chain.

Currently paying £37,000 P/A with a rent review every five years . The next review due in 2027.

The Shop is in the middle of a busy well provisioned parade on the high street and the flats are accessed via side access off Selkirk road

There is a one bedroom flat ,bringing in an income of approx. £15,000 P/A and a two bedroom two story flat bringing in £16,800 P/A.

Approx. 43.0 sq. metres (462.6 sq. feet) ## Reception 5.20m x 3.08m (171" x 101") ## Basement 8.28m x 5.19m (27"2" x 17") ## Office Area 7.51m x 3.79m (24"8" x 125")

Total area: approx. 88.2 sq. metres (949.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

Area Map

GROSVENOR WAY Tooting Bec Rd Garantin St George's Hospital (1) Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A				
(81-91) B				
(69-80) C	74	75		
(55-68)				
(39-54)				
(21-38)				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales EU Directive 2002/91/EC				

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