

## Commercial for Rent - £1,250 per month

Selkirk Road, Tooting, SW17 0ER



### KEY FEATURES:

- PRIME LOCATION • LUCRATIVE PRINTING BUSINESS • LOW RENT • PREMIUM / GOODWILL £70,000 • 21 YEARS LEASE REMAINING

## Description

Retail Unit Available on a lease assignment in Excellent Location. Split Over Ground and Basement. Opposite TK-Max Tooting (Selkirk Road). Potential No Business Rates.

Premium/Goodwill £70,000 - Annual Rent: £15,000. Class E use

### Tenure

The property is available on a Class E lease assignment of 22 years remaining. Next Rent Review 2024

### Accommodation

Retail: 554 sq. Ft. Approx

Basement: 379 sq. Ft. Approx

G/F total: 900 sq. Ft. Approx

EPC Rating D (92).

Rates: Rateable value: £3,500 tbc by local authority. May qualify for Small Business Rates Relief Scheme. Interested parties are recommended to make their own enquiries with Wandsworth Council.

Legal costs: In-going party is to bear their own and landlords legal costs incurred in this transaction.

Viewing Strictly by appointment via the sole agents.

## Location

Location: The property is in a prime sought-after area within a small retail parade just off Tooting High Street/Upper Tooting Road, and close to Tooting Broadway Underground station (Northern Line). Tooting High Street (A24) is within 50 feet and has numerous bus routes. Nearby occupiers include Superdrug, TKMax, Primark, Santander, Iceland, Paddy Power, and Nationwide. Broadway Market is almost opposite Selkirk Road.

Amenities: Tooting Broadway Underground station (Northern) within 3-minute walk. Numerous bus routes stop outside property on the High Street. On-street parking directly outside.

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## Floorplan(s)

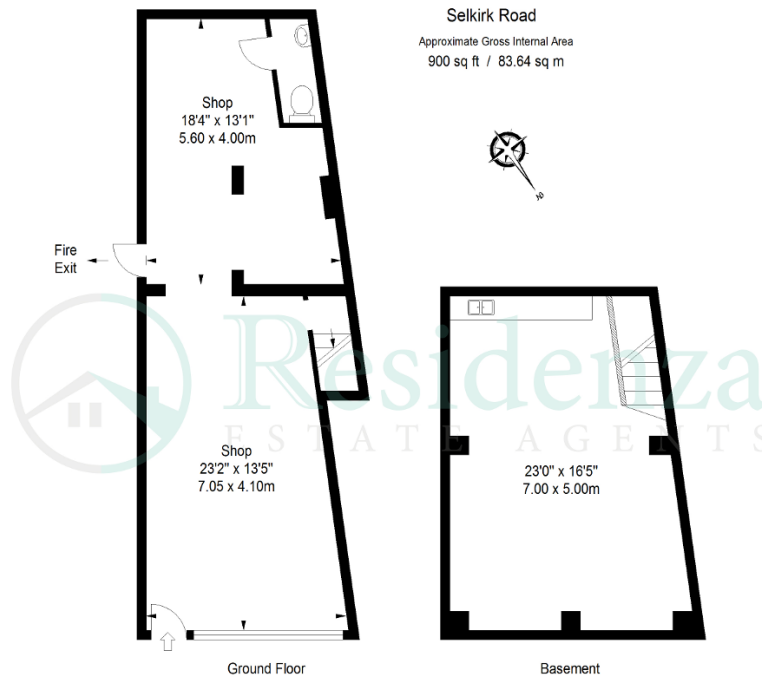


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	65   D
39-54	E		
21-38	F		
1-20	G		