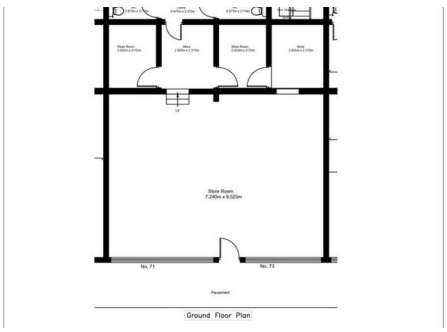
STAPLETON LONG

Estate Agents & Chartered Surveyors EST 1907





Upper Tooting Road, Tooting, SW17 7TW

Double Front Lock Up Shop

Available Now

Fantastic Location

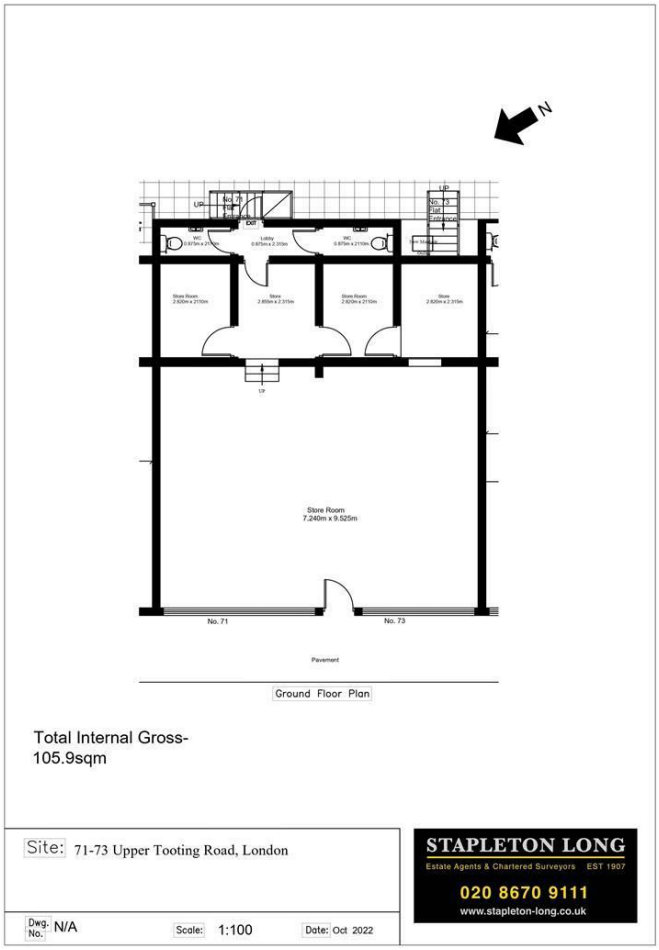
£2,500 Per Month

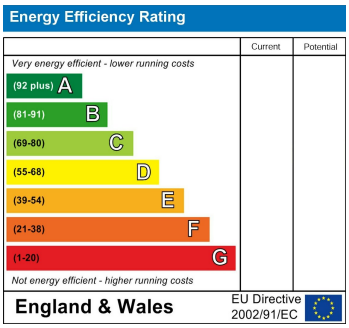
TO VIEW THIS PROPERTY CALL: 020 8670 9111

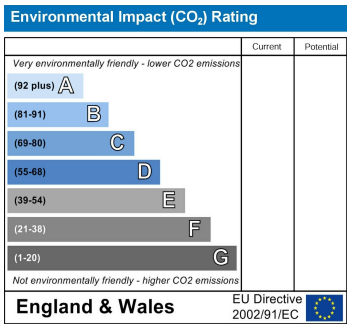
Email: norwood.sales@stapletonlong.co.uk www.stapletonlong.co.uk

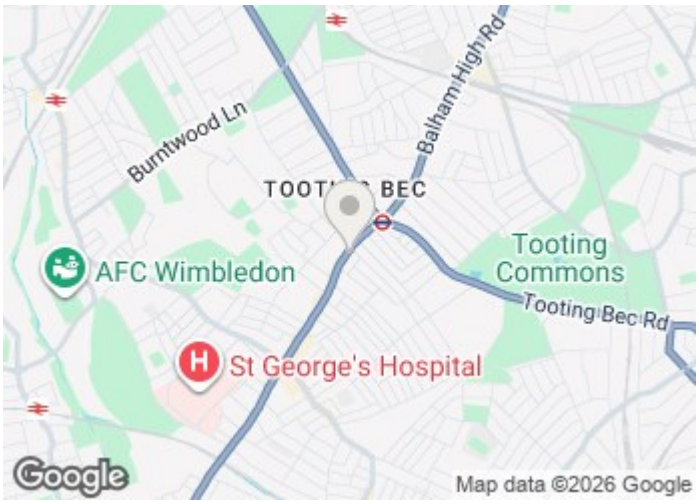
This fantastic double front lock-up shop unit occupying a prominent position on a busy main road (A24) and only a short distance from Tooting Underground Station (Northern Line)

Gross Frontage: approx. 9.3m
Internal width: 9m (29'6")
Approx. Retail Area: 62.75 sq.m (675 sq.ft.)







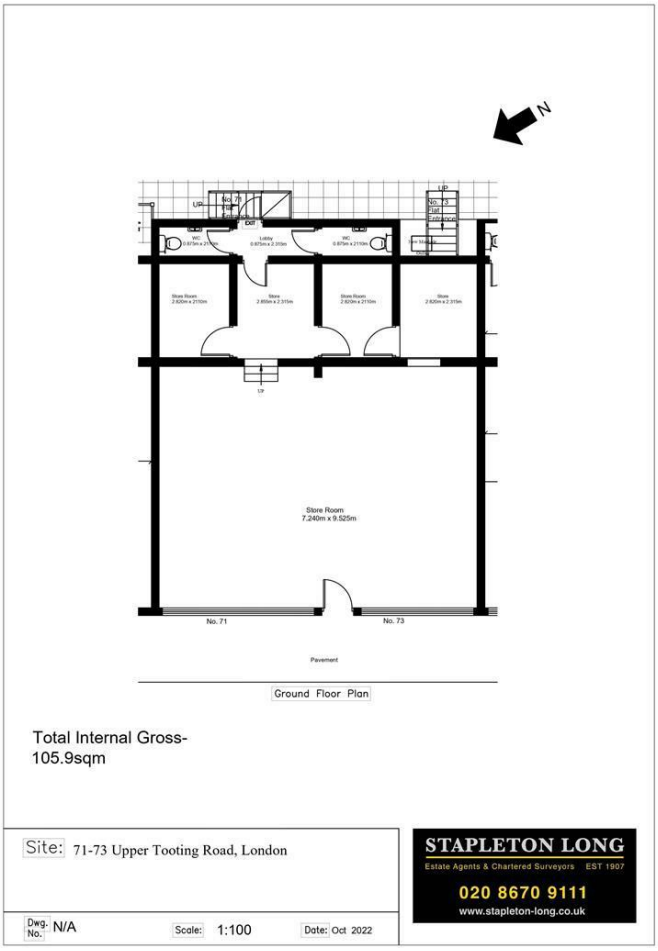


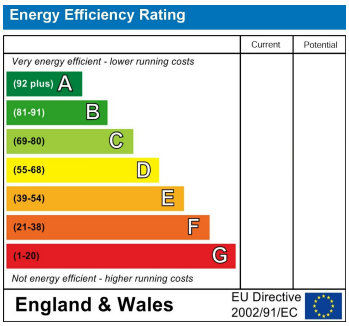
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

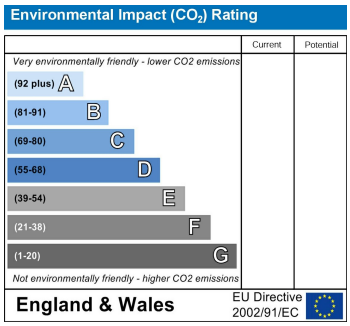
Storage/Office: approx. 12 sq.m
W.Cs

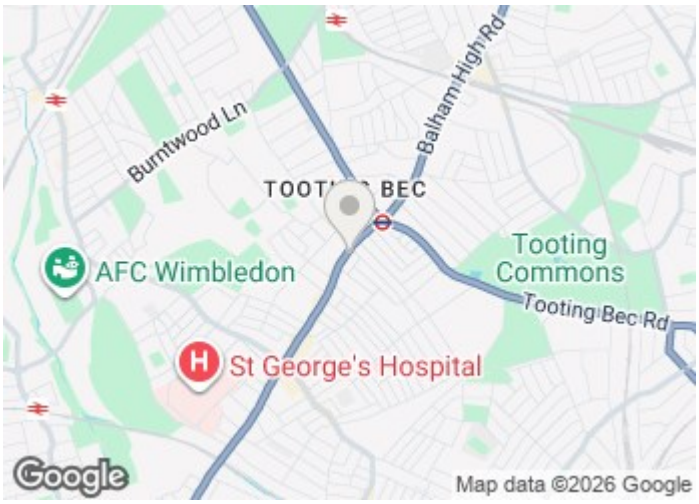
LEGAL COSTS: Each party to be responsible for the own legal and professional costs.
Deposit: £7500

Call now to avoid disappointment



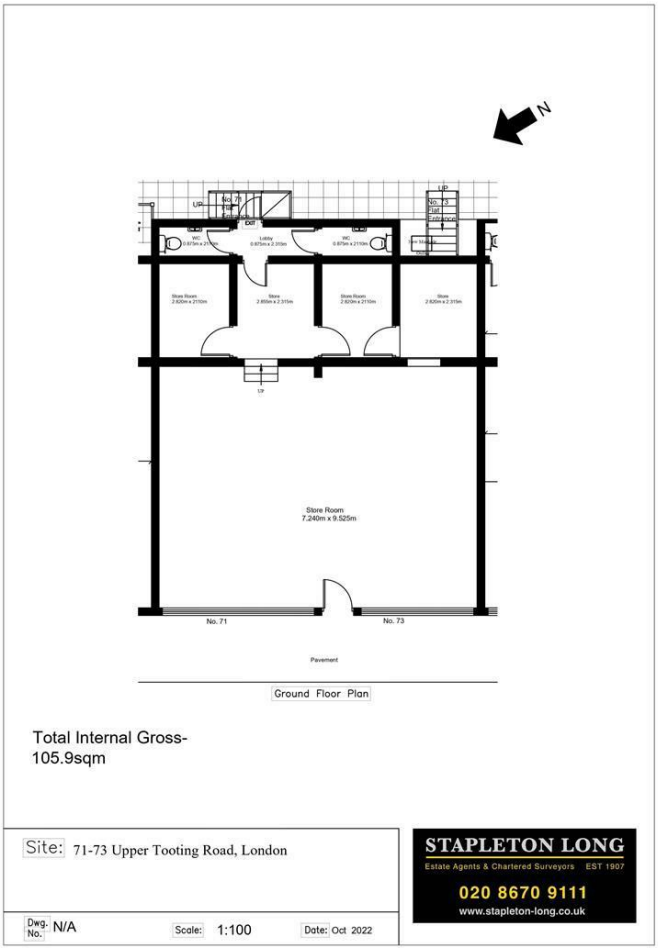






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Lease
New Lease - 10 or 15 years - F.R. & I. terms.

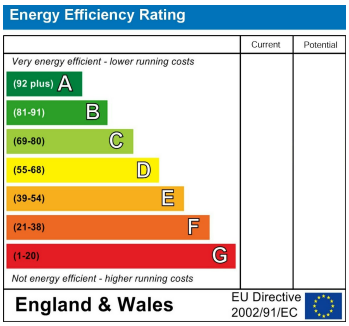


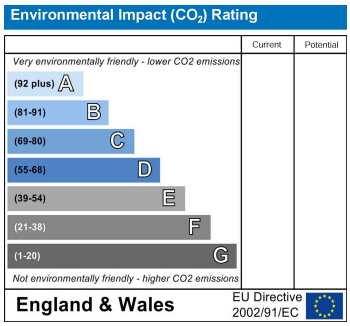
Total Internal Gross-
105.9sqm

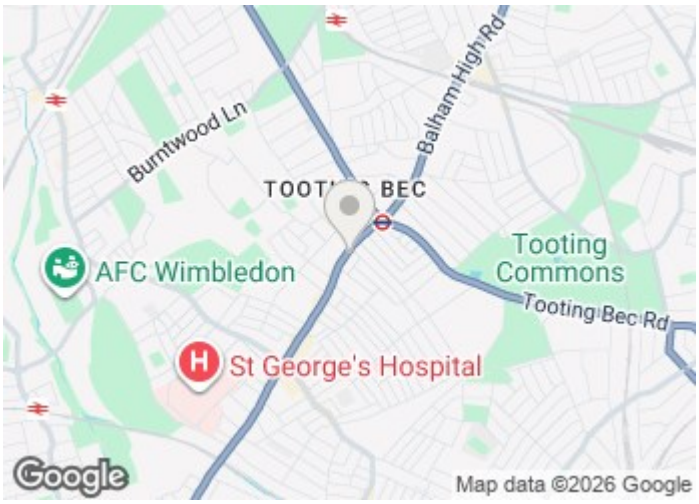
Site: 71-73 Upper Tooting Road, London

STAPLETON LONG
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020 8670 9111
www.stapleton-long.co.uk

Dwg. No. N/A Scale: 1:100 Date: Oct 2022







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