



COMMERCIAL / TO LET / COMMUNITY SPACE

**41A ASCOT ROAD, TOOTING
LONDON, SW17**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

As part of the re-development of the existing grade II listed building the former Gymnasium is to be adapted to create a fully independent commercial unit with its own separate access of Ascot Road.

The wider development is to create 62 new apartments.

THE OPPORTUNITY

Presenting a rare chance to secure a substantial commercial unit within one of Tooting's most iconic buildings—the former Police Station.

This striking unit offers approximately 210 sq m (2,260 sq ft) of versatile space, available in a desirable shell and core finish, ready for your bespoke fit-out in Q4 2026. This fit will require its own planning and listed building permissions.

Be advised there will be no access to the unit from the front of the property on Mitcham Road, the sole entrance for this unit will be found at the rear of the building on Ascot Road where a new stepped and step free entrance will be created.

The space is subject to a set of restrictions under the approved planning permission and accompanying s106 agreement. As such the marketing of the space must take place in accordance with a set process.

Until July 2026 the space may only be marketed to registered charities or small businesses providing demonstrable community benefit, in both cases based in or operating within Merton and its neighbouring boroughs; Kingston upon Thames, Wandsworth, Lambeth, Sutton, and Croydon.

Be advised that initially no viewings will take place with all interested parties who want to be considered as part of this process required to complete the questionnaire which is available on the following link ([HERE](#)) or refer to page where link is (Link on page 4).

During the initial marketing periods non-qualifying parties can register their interest but note and accept that until the fixed marketing period has been completed no proposals from non-qualifying parties will be considered





THE OPPORTUNITY

At the end of this initial 6 months period the owner will review all the expressions of interest and seek to agree terms with any successful qualifying applicants. In the event that no terms have been agreed there will be a second period of 6 months marketing for charities or small businesses with demonstratable community benefit based in adjoining boroughs.

During both initial marketing periods non-qualifying parties can register their interest but note and accept that until the fixed marketing period has been completed no proposals from non-qualifying parties will be considered

LOCATION

The property is located on Mitcham Road, to the south west of Tooting Broadway town centre,

Tooting Broadway Underground Station (Northern Line) is approximately a 10-minute walk from the property, offering swift access to Central London, including direct routes to major destinations such as Bank, Leicester Square, and Oxford Circus in under 30 minutes

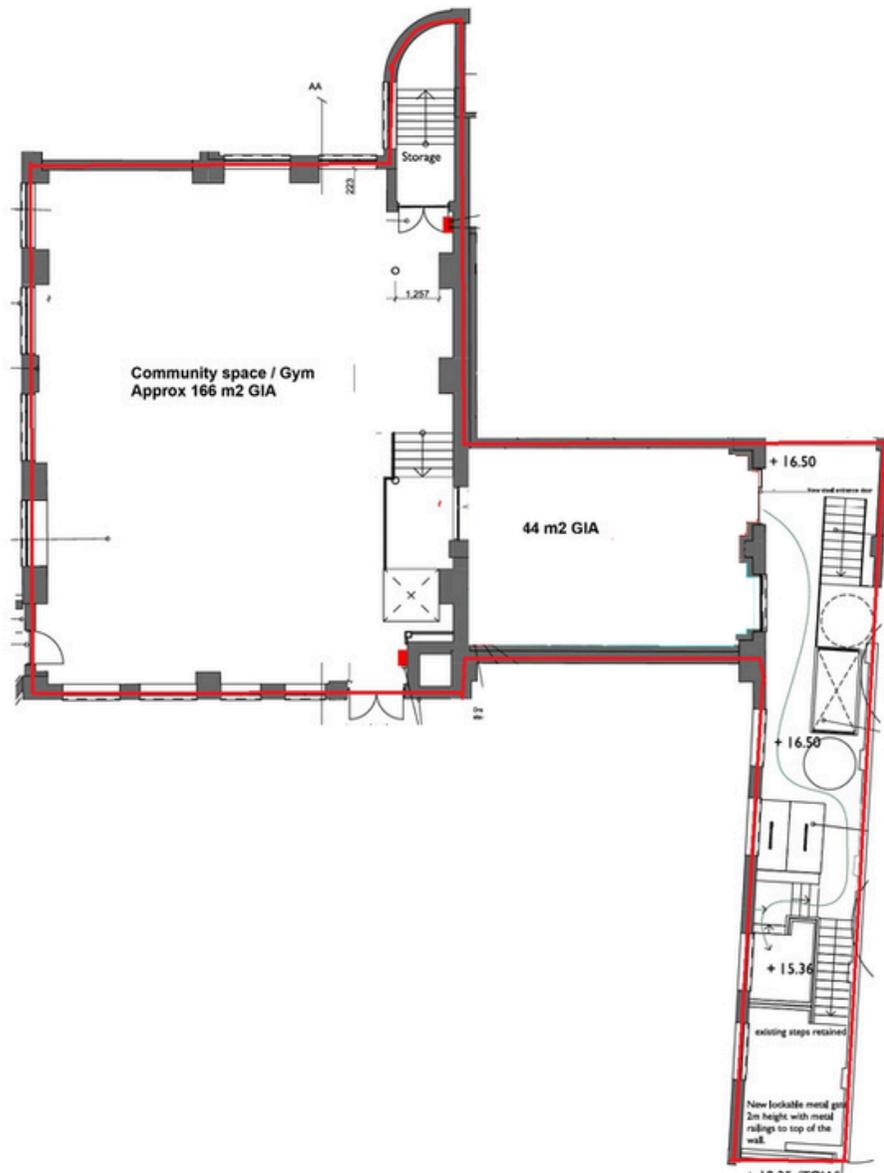
Tooting Thameslink Rail Station is just a 3-minute walk away, providing convenient mainline services to destinations including Wimbledon, Streatham, Elephant & Castle, City Thameslink, and London St Pancras

SERVICES

The property is connected to mains services for electricity, water and drainage. There is no gas at the property.

BUSINESS RATES

To be assessed by the local authority



TERMS

Available on a new lease to be ready for tenants fit out Q4 2026 with terms to be agreed by negotiation

Guide rent £60,000 pa plus service charge

Charities and qualifying small businesses with a community benefit will be able to apply for subsidised rent of £8,400 pa plus service charge

VAT

The property is elected for vat

QUESTIONNAIRE

Please complete the expression of interest form found [HERE](#)

VIEWINGS

Due to ongoing construction works and required process there will be no viewings at the current time

Contact sole agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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