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# TO LET

70 Tooting High Street, London, SW17 0RN



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A well-positioned former restaurant to let, close to the centre of Tooting, arranged over ground and lower ground floors and available under a new lease.

**Catering Premises**

**£55,000**  
per annum exclusive



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## Description

The property comprises a good-sized former Thai restaurant available to let under a new lease. The property is arranged over ground and basement levels, with the ground floor being slightly split-level in arrangement. The property has a good frontage to Tooting High Street, is air-conditioned (not tested) and has the benefit of extraction equipment installed (not tested). The property is laid out as a main front seating area, central kitchen and further seating area, male and female WCs, and a rear preparation area. In addition, there is overspill seating in the lower ground floor. There is a rear service alley and fire escape.

## Location

The property fronts Tooting High Street, set amongst a mixture of multiple and more local traders. The property is a short walk from Tooting Broadway Underground Station and numerous bus routes service the locality, with a bus stop being positioned virtually immediately outside the subject property. Nearby multiples include a major Sainsbury's supermarket which is opposite, Halifax Bank, HSBC, Gourmet Burger Company, Foxtons, Kinleigh Folkard & Hayward, and Honest Burgers. Tooting High Street forms part of the main A24, and the property is extremely visible to large volumes of passing vehicular traffic and a good deal of foot flow generated by nearby traders and the bus stops etc.

## Accommodation

<b>Gross frontage</b>	5.9m
<b>Internal width</b>	5.87m narrowing to 4.92m after 2.415m
<b>Front area depth</b>	8.09m
<b>Front sales area</b>	36.88m <sup>2</sup> (397ft <sup>2</sup> approx.)
<b>Open plan kitchen/Additional seating</b>	31.44m <sup>2</sup> (338ft <sup>2</sup> approx.)
<b>Rear prep area</b>	21.95m <sup>2</sup> (236ft <sup>2</sup> approx.)
<b>Basement/additional seating</b>	32.92m <sup>2</sup> (350ft <sup>2</sup> approx.)

## Tenure

The property is offered by way of a new lease, the length of which is to be negotiated.

## Rent

An initial rent of **£55,000** (Fifty five thousand pounds) **per annum exclusive** is sought.

## EPC

The property has an EPC rating of 41 within band B.











## Business Rates

The property is currently not on the Valuation Office Agency rating list. Interested parties should make their own enquiries of the local rating authority prior to offer.

## VAT

We understand that the premises is not elected to VAT.

## Use / Planning

We understand the property would fall within Class E and has been used for several years as a restaurant specialising in Thai food. The property has extraction equipment installed, for which planning was granted in 2013.

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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