



51 London Road, Tooting, London SW17 9JR

Shop, basement and parking to let under a new lease.

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Rent: £19,750 per annum exclusive

LOCATION: - The property is situated fronting London Road between Amen Corner and Figges Marsh just to the south of Tooting mainline station. The property is in a prominent position as London Road is a busy thoroughfare and bus route linking Tooting with Mitcham and beyond. There is a reasonable amount of pedestrian foot-flow generated by nearby traders and some multiple representation including Tesco Express, Harvey & Thompson and Lidl. Short term parking bays are directly opposite the property which encourages quick-stop trade to the locality and the surrounding area is a densely populated residential catchment.

DESCRIPTION: - The property comprises a ground floor shop with ancillary retail/storage to the rear, further storage in the basement and parking for two vehicles via a service road. The property has manual security shutters across the frontage and security doors to the rear. The property has its own internal WC facilities. The basement is full height and could be largely open plan but is currently partitioned. The property is considered suitable for a variety of uses.

ACCOMMODATION: -

Gross frontage 5m
Internal width 4.08m narrowing to 3.9m after 1.59m and widening again to 4.08m after a further 3.96m.
Max. shop depth 8.67m
Sales area 34.63m² (370ft²) approx.
Rear room 14.99m² (160ft²) approx.
Basement 3.19m² (325ft²) approx.
Rear lobby and WC
Rear yard with vehicular access

USE/PLANNING: - We understand the property falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suited for a variety of uses.

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

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

RENT: - An initial rent of £19,750 (nineteen thousand seven hundred and fifty pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £9,900. Enquiries should be made of the Valuation Office Agency in this regard.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and the results will be available upon receipt.

VAT: - We understand that VAT is not to be chargeable in respect of rents and other outgoings on this property.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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15th September 2025



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