



52 Trinity Road, SW17 7RH

Small lock-up shop TO LET

020 8681 2000

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Leasehold £8,000pa

LOCATION: - The property is situated fronting Trinity Road, just to the north of Tooting Bec Underground station in Tooting. Trinity Road is an enormously busy thoroughfare and bus route and the property benefits from vast quantities of passing vehicular traffic but is just a few minutes' walk from the tube station itself. The property is also within walking distance of the open spaces of Tooting Bec Common and shares the vicinity with a variety of specialist and secondary trades, but with some multiple representation including a Marks and Spencer's convenience store forming part of a petrol filling station and a Post Office that is virtually opposite. The property is in a popular location for commuters and traders alike.

DESCRIPTION: - The property comprises a small retail shop previously used as a photography studio. The size would ideally suit a small office or bespoke retail operator. The unit is secured by electric roller shutters.

ACCOMMODATION:

Net frontage	3.8m	(12.4ft)
Shop depth	4.16m	(13.64ft)
Overall sales area	14.7m ²	(158.2ft ²)

USE/PLANNING: - We understand the property currently falls within Class A1 (Retail) of the current Use Classes Order and would suit a variety of retail trades.

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

RENT: - An initial rent of £8,000 per annum exclusive is sought.

EPC: - Commercial - The property has a rating of 76 within Band D.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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Viewings by prior arrangement - call our team for more information

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