



172-174 Upper Tooting Road, SW17 7ER

Freehold mixed investment for sale with longer term development potential

020 8681 2000

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specialist advice on all property matters

172-174 Upper Tooting Road, London, SW17 7ER

Offers in Excess of £900,000 Freehold

LOCATION: - The property is situated with a good frontage to Upper Tooting Road, roughly equidistant between Tooting Bec and Tooting Broadway underground stations and in a popular trading location. The property shares the vicinity with a mixture of secondary and multiple traders and benefits from vast quantities of passing vehicular traffic. There is a deal of pedestrian flow created by nearby shops, services and an adjoining pedestrian crossing. Tooting is an extremely densely populated residential catchment which the property is able to service.

DESCRIPTION: - The property comprises a mid-terraced premises arranged over ground and first floors, originally constructed as two shops but now interconnecting. The property is now arranged as open plan retail / catering space at ground floor with a commercial kitchen to the rear and a self-contained upper part providing a large floorplate currently arranged as a shisha lounge. In addition, there is residential accommodation above 174 Upper Tooting Road which is currently accessed from a rear staircase. The ground floor has a fully glazed modern shop front, solid floors, over-tiled internally and has air conditioning (not tested). To the rear is a fully equipped commercial kitchen with extraction. None of the equipment has been tested. The upper part is double glazed to the front and has shuttering at first floor rear which retracts to create an open environment.

ACCOMMODATION:

| | |
|---|--|
| Gross frontage | 9.13m |
| Internal width | 7.97m widening to 9.37m at the very rear of the shop |
| Shop depth | 13.79m |
| Overall sales area | 119.5m ² (1285ft ²) approx. |
| Kitchen | 50.89m ² (550ft ²) approx. |
| Staff WC | |
| First floor (accessed via an entrance on Upper Tooting Road) | |
| Main room | 48.42m ² (520ft ²) approx. |
| Kitchenette | 10.21m ² (110ft ²) approx. |
| Rear addition | 37.63m ² (405ft ²) approx. |
| WC facilities | |

Residential Element

3 rooms (one without natural light, kitchen, shower room / WC).

USE/PLANNING: - We understand the property has mixed use with the ground floor falling within Classes A1 and A3 (retail and catering) of the current Use Classes Order. The first floor shisha lounge is consented under a Certificate of Lawful Use with works relating thereto also consented under retrospective planning applications. The additional ancillary residential accommodation is completely residential in nature. The property is considered to have future development potential including the possible conversion of upper parts into individual residential units and an extension at second floor level to reflect neighbouring premises. Any such potential would be subject to necessary consents.

TENURE: - The property is offered freehold subject to two co-terminus leases, each dated 16 March 2010 and each for a contractual term of 20 years from and including 24 June 2006. Each lease is subject to rent reviews on 24 June 2010, 2014 and 2018. None of these reviews have been implemented.

The passing rent on each property is £17,000 per annum exclusive making total rent receivable £34,000 per annum exclusive.

RENT/PRICE: - Offers in excess of £900,000 are sought for our client's freehold interest subject to the tenancies as highlighted above.

BUSINESS RATES: - The ground floor of the property has a rateable value of £34,156. The upper parts appear to be rated as residential with two Council Tax entries within Band C. Interested parties should contact the local authority to confirm the rates payable. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Certificate Rating of 61 within Band C Rating.

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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