

**Property at a glance:**

2,939 ft<sup>2</sup> ground floor

For sale: £950,000

To Let: £60,000 p.a.x.

A1/B1/D2 planning consent

Good transport links

Available Q1 2020

**randell  
commercial**<sup>SW</sup>



**Location:** The property is situated on the East side of Streatham Road on a prominent corner position. Tooting station is approximately 0.5 miles away, providing direct access to London St Pancras in approximately 30 minutes. The property is served by numerous bus routes to Streatham, Tooting and beyond. Nearby occupiers include Co-Operative Food, Tesco Express and a selection of independent operators.

**Description:** The open plan unit benefits from 4 metre ceiling heights and excellent natural light to the front of the property. Handover is anticipated to be Q1 2020. The unit will be handed over in shell and core condition with capped services. Parking is available via separate negotiation.

**Planning:** The property benefits from A1/B1/D2 planning consent. Other uses will be considered subject to planning permission for change of use.

**Business Rates:** To Be Assessed. Interested parties are advised to make their own enquiries with The London Borough of Merton Council.

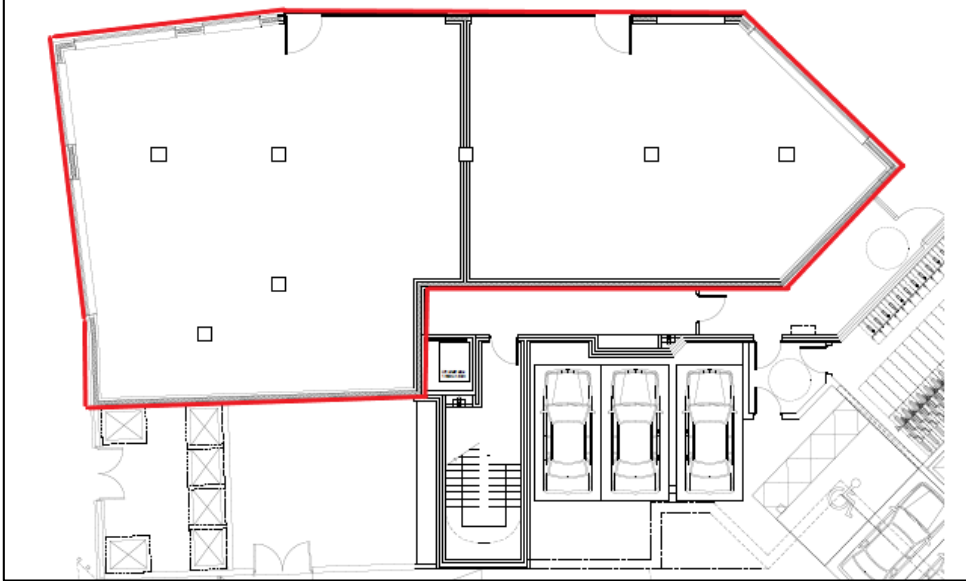
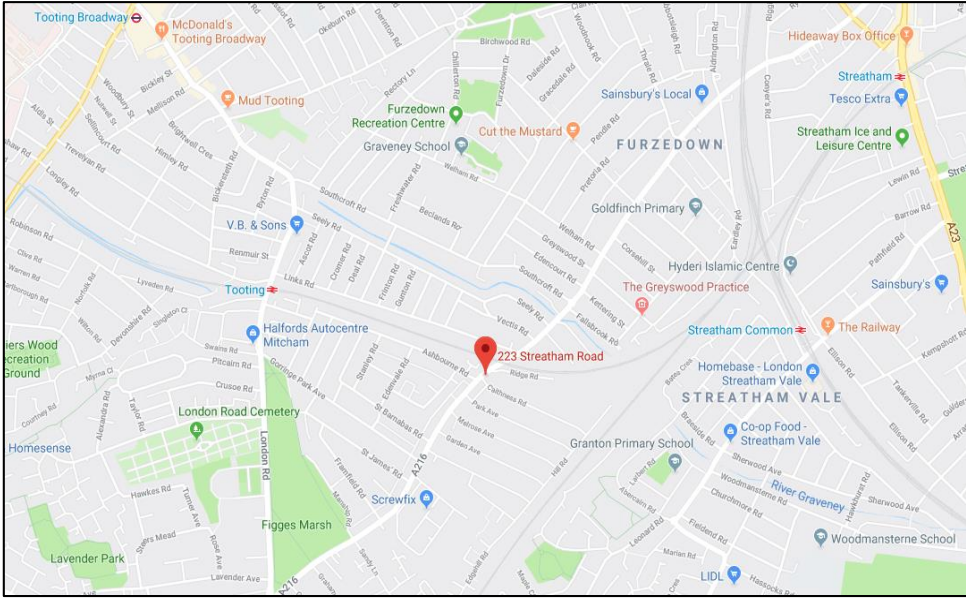
**EPC Rating:** TBC

**VAT:** The property is elected for VAT.

**Legal Costs:** Each party is to be responsible for their own legal costs incurred in the transaction.

**Floor Plans:** Available upon request.

A split of the space will be considered.



<b>Ground Floor</b>	<b>2,939 ft<sup>2</sup></b>	<b>273 m<sup>2</sup></b>
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