

**NEW BUILD UNIT FOR SALE/TO LET**



CGI Visualisation of Completed Scheme

**999 Year Long Leasehold / To Let**

**£950,000 / £60,000 p.a.x.**

**2,939 sq ft**

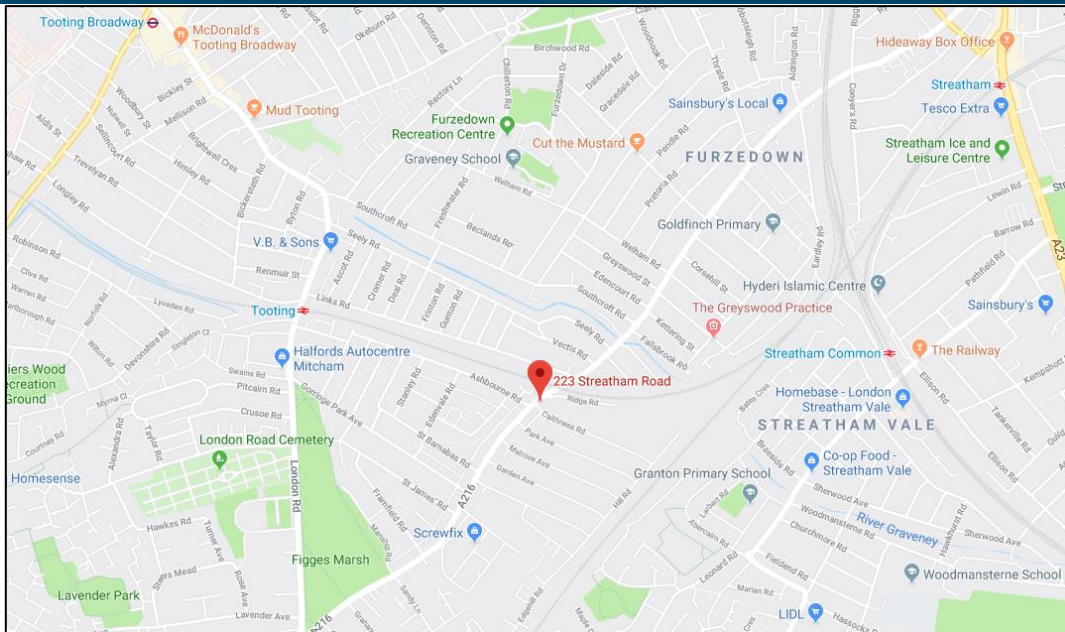
**Good Transport Links**

**A1/B1/D2 Planning Consent**

**020 7135 2033**

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Randell Commercial Ltd  
The Old Print House  
173 Northcote Road  
London SW11 6QE



### 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 will benefit from good ceiling height and excellent natural light to the front of the property. Handover is anticipated to be Q4 2019.

The unit will be handed over in shell and core condition with capped services.

Parking may be available via separate negotiation.

### LEGAL COSTS

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

### PLANNING

A1/B1/D2 planning consent is in place.

### TERMS

For Sale: £950,000 (999 year Long Leasehold)

To Let: £60,000 p.a.x. (Term To Be Agreed)

VAT The property is VAT elected.

### MEASUREMENTS

Ground Floor 273 sq m 2,939 sq ft

### BUSINESS RATES

The property will be rated upon completion of the works.

Interested parties are advised to make their own enquiries with London Borough of Merton Council.

### EPC

An EPC will be commissioned upon completion of the works.

Copies will be available upon request.

### VIEWING

Viewings strictly through agents Randell Commercial.

Please contact Mike or Ashley on 020 7135 2033 for further information.

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