



Picton Jones & Co

0121 643 3232

**TOOTING, LONDON  
36 HIGH STREET, SW17 0RG**

**PRIME SHOP PREMISES  
TO LET BY WAY OF ASSIGNMENT**



**SITUATION/LOCATION**

Tooting is Situated in the affluent Borough of Wandsworth in South West London.

This Area of London has benefitted from rapid growth in recent years and is growing in popularity thanks to its lively Shopping Streets and mix of Independent and National Retailers.

The Premises are Located within the Prime Pitch of Tooting High Street. This Part of Tooting High Street is close by to the Junction with Mitcham Road and Tooting Broadway with Tooting Bec Underground Station (Northern Line Services) Located close by.

Nearby Retailers including TK Maxx, B&Q, Sainsburys, JD Sports, Superdrug, Holland & Barrett, Aldi Local, Vodafone, Etc, as per the Plan Over.

**DESCRIPTION**

The premises comprise the Ground and Basement Floors of a Multi-Storey, Terraced Building with the following Brief Areas and Dimensions namely:-

**ACCOMODATION**

Gross Frontage	21' 0"	6.4 M
Internal Width	18' 8"	5.7 M
Shop Depth	62' 2"	19.0 M
Ground Floor Sales	1,100 sq.ft.	103 M <sup>2</sup>
Ancillary	75 sq.ft.	7 M <sup>2</sup>
Basement Ancillary	282 sq ft	26 M <sup>2</sup>

**LEASE / TERMS**

The Premises are held by way of an Existing FR&I Lease, inside the L&T Act, for a Term Expiring 15<sup>th</sup> July 2028 at a Rental of £68,000 per annum.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

A Longer Term Lease maybe Available

- **PRIME TRADING LOCATION WITHIN TOOTING HIGH STREET**
- **FULLY FITTED OUT READY TO TRADE**
- **AVAILABLE ON COMPETITIVE TERMS**

**USE**

The Premises Benefit from Former A1 / A2 Use although Alternative Uses may be considered.

**RATEABLE VALUE**

We have made enquires to the Valuation Office Agency Website and understand that the Premises are current Assessed as follows:-

Rateable Value	-	£47,000.00
Rates Payable 2025/2026	-	£23,459.00

This information is for guidance only and prospective tenants are advised to make their own enquiries of the Local Authority for further information

**LEGAL COSTS**

Each Party to be responsible for their Legal and Surveying Costs Associated with the Transaction.

**VIEWING**

**CONFIDENTIAL. STRICTLY BY APPOINTMENT.** Staff are unaware of the Disposal and all Enquiries / Viewings must be undertaken by Strict Appointment with Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/10/2025).

**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property



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