



## 986 GARRATT LANE, TOOTING, LONDON, SW17 0ND

- Subject property is situated on Garratt Lane, close to the junction with Tooting High Street and Mitcham Road.
- Tooting Broadway Underground Station (Northern Line) is located a short walk away from the premises. Nearby well-known multi-nationals include: Halifax, Dexters, Merkur Slots, HSBC, Vodafone, Caffee Nero, Pret a Manger and Holland & Barrett are amongst the many other multiple occupiers and several established independent operators.
- The subject premises benefits from Class E planning consent. Alternative uses may be considered, subject to planning.

## PRIME UNIT TO LET

### TO LET

The premises are available by way of a new FRI lease for a term to be agreed.

### RENT

£42,500 per annum exclusive.

### FLOOR AREAS SQ FT / SQ M

Ground Floor:	447	41.53
First Floor:	339	31.49

### EPC

Available upon request.

### RATEABLE VALUE

Interested parties are advised to make their own enquiries directly with the Local Authority.

### SERVICE CHARGE

£1,215 per annum (2024).

### SUBJECT TO CONTRACT

### SUBJECT TO VACANT POSSESSION



# JACKSON CRISS

[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)

4th Floor  
32 Brook Street  
London W1K 5DH  
+44(0)20 7637 7100

# 986 GARRATT LANE, TOOTING, LONDON, SW17 0ND

## PRIME UNIT TO LET

### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Sainsbury's  HSBC

Holland & Barrett

Poundland 



CAFFÈ NERO



## JACKSON CRISS

### VIEWING

Jacob Matthews

07817 722 323

[jacobm@jacksoncriss.co.uk](mailto:jacobm@jacksoncriss.co.uk)

Alternatively contact joint agents,  
Jenkins Law

Ryan Mylroie

07747 562994

[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.