



## 82 MITCHAM ROAD, TOOTING, LONDON, SW17 9NG

- Subject property is situated on Mitcham Road, close to the junction with Tooting High Street and Garratt Lane.
- Tooting Broadway Underground Station (Northern Line) is located a short walk away from the premises.
- Nearby occupiers include McDonalds, CeX, Specsavers, Primark and Sainsburys amongst others
- License to operate and sell alcohol until 2am on Friday and Saturday

## PRIME UNIT TO LET

### TO LET

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

### RENT

£32,500 per annum exclusive.

### FLOOR AREAS SQ FT/SQ M

GF: 530 sq ft 49.2 sq m

### EPC

Available upon request.

### RATEABLE VALUE

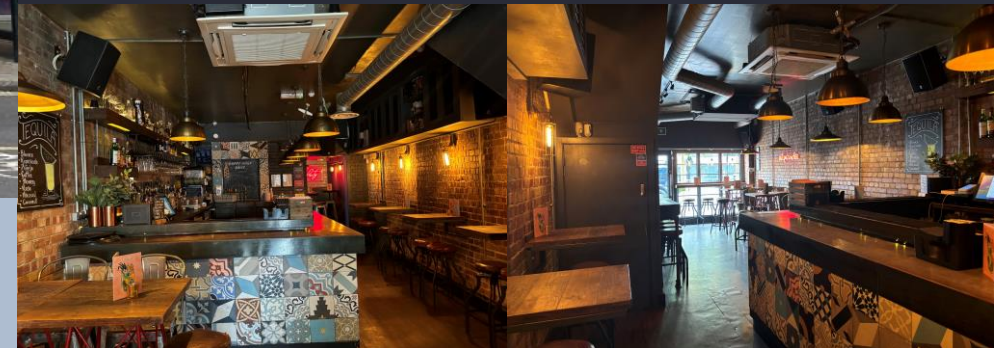
£20,250 (2023)

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

### LICENSING

The property has a licence to sell alcohol from 11:00am until 12:00am from Sunday to Thursday and 11:00am until 2:00am Friday and Saturday

### SUBJECT TO CONTRACT



**JACKSON  
CRISS**

[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)  
4th Floor  
32 Brook Street  
London W1K 5DH  
+44(0)20 7637 7100

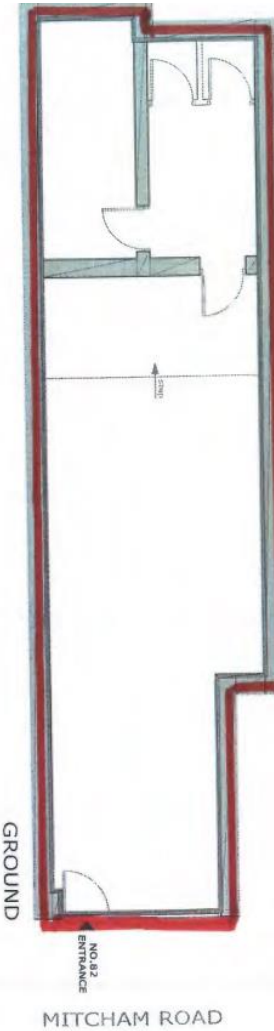
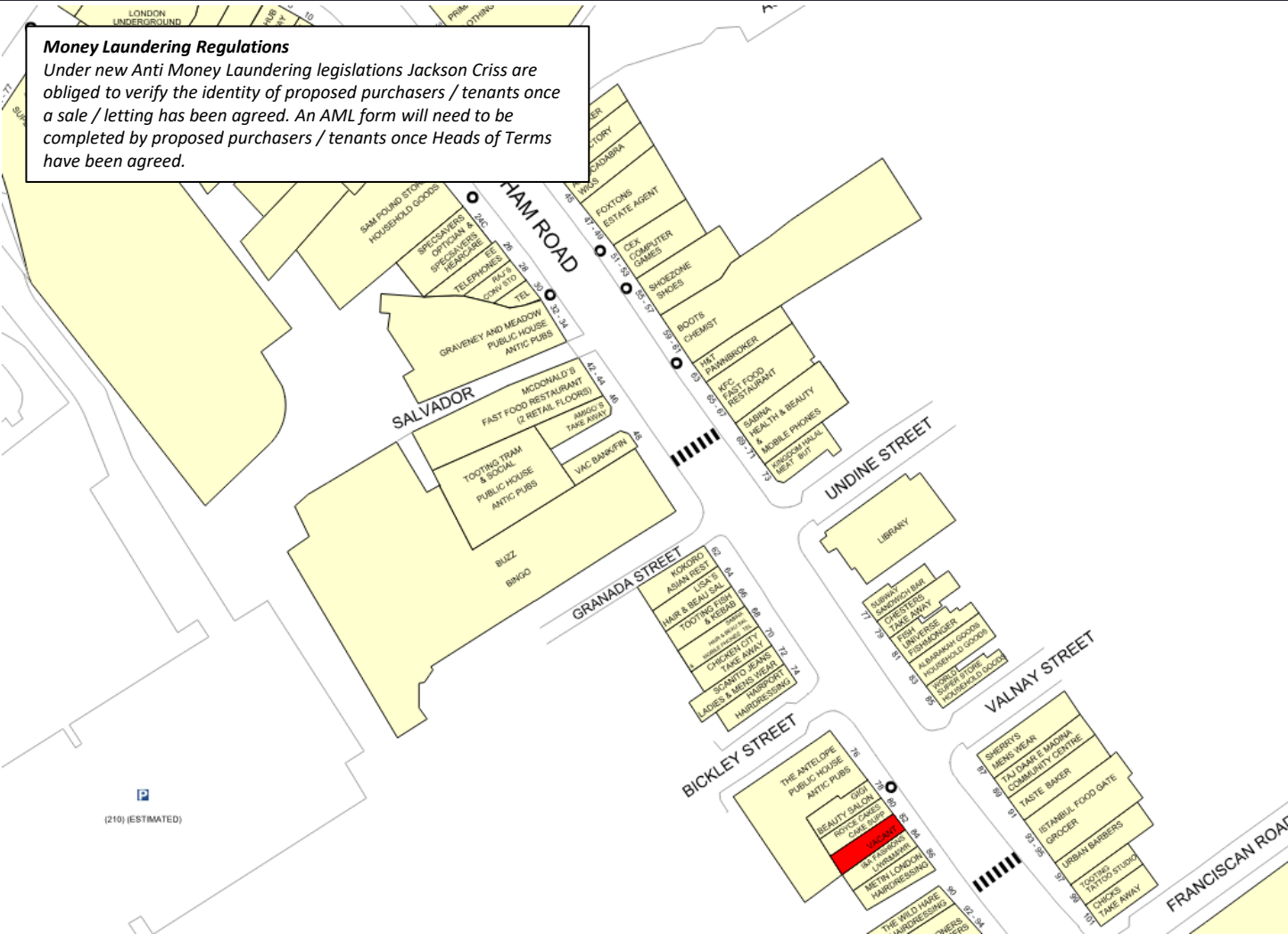


# 82 MITCHAM ROAD, TOOTING, LONDON, SW17 9NG

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.



**JACKSON  
CRISS**

### VIEWING

Adam Rawcliffe

0207 637 7100

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

Joel Hadfield

07436 377817

[joelh@jacksoncriss.co.uk](mailto:joelh@jacksoncriss.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.