



Price/premium £365,000

Size 990 Square feet

Ref #3345

Address

Address: 62 Upper Tooting Road

Postcode: SW17 7PB

Town: Tooting Bec

Area: London

Location

Prominent position on the Upper Tooting Road. Tooting Broadway & Tooting Bec Underground Stations (Northern Line services) are located a short walk away from the property.

Description

An excellent opportunity to acquire a fully let commercial investment situated in a prominent position on the vibrant Upper Tooting Road.

The property comprises a mid-terraced ground floor shop currently occupied by an established doctor's surgery, providing a secure income of £24,000 per annum. Measuring approximately 990 sq ft, there is a reception area, three consulting rooms, a kitchen, and WC facilities. There is also a door providing access to the rear of the premises.

This property benefits from a highly visible trading position enjoying both significant passing vehicular traffic and high levels of pedestrian footfall.

Early viewings recommended- please do not disturb the current tenant and arrange access through Franklin Commercial.

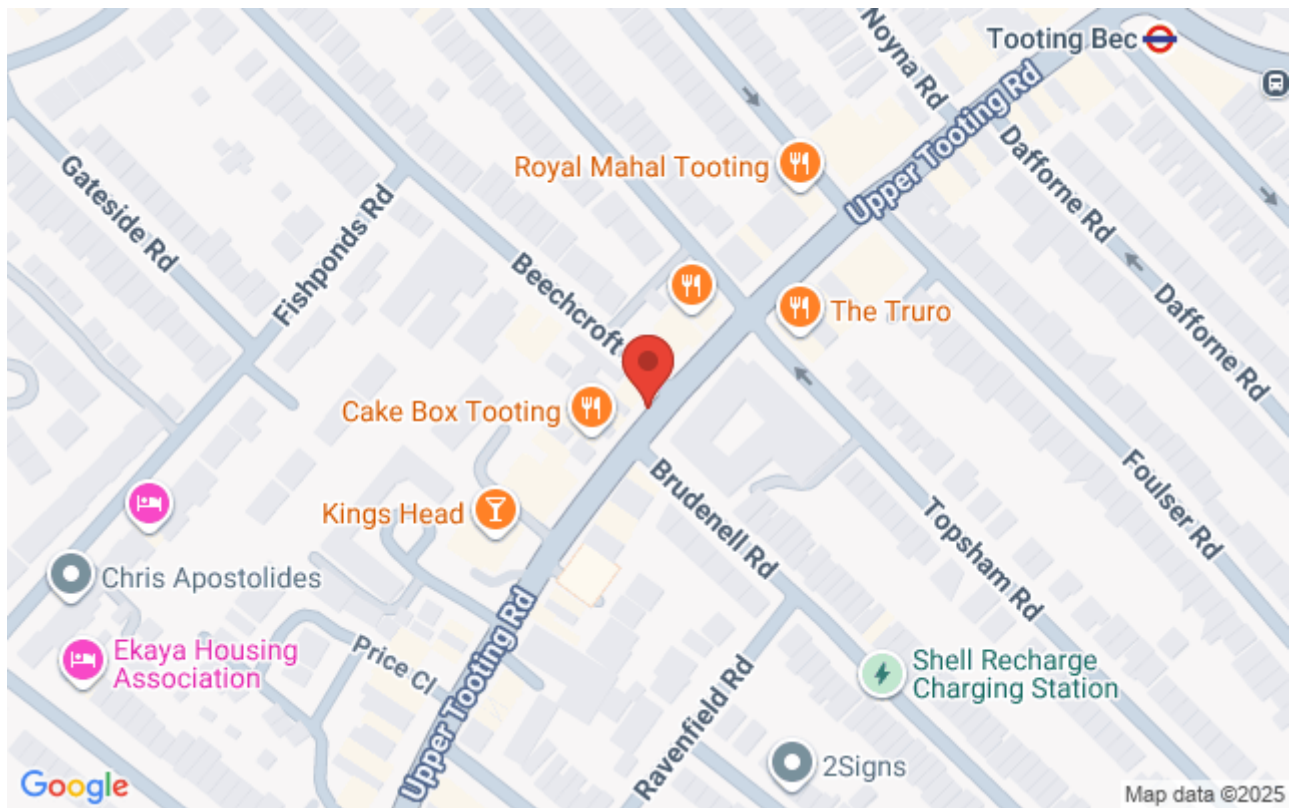
General Information

Tenure:	Freehold
Price/premium:	£365,000
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £12,750 - payable at the prevailing rate.
Lease details:	5 year FRI lease from 29th May 2024

Features

- ✓ Fully let investment
- ✓ High footfall
- ✓ High street location

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

