

Fitted restaurant unit to let.

**Tooting Bec, 303 Balham High Road.
SW17 7BA.**



Fully fitted restaurant with existing extraction route.

Opposite Tooting Bec tube station.

Potential for outdoor seating.

Contact.

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Location.

Tooting Bec is a busy South London suburb. The underground station is part of the Northern Line, taking approximately **20 minutes to get into Central London.**

The premises benefit from close proximity to the station, located on Balham High Road with a diverse mix of independent high street retailers, with nearby occupiers including **The Wheatsheaf, Joy Cafe, Rosmarino, Tesco Express** and **Fitness First.**

Accommodation.

The premises comprise the following dimensions and net internal floor areas:

Net Frontage	9.66 m	31 ft 8 in
Gross Frontage	10.80 m	35 ft 5 in
Shop Depth	12.50 m	41 ft 1 in
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Ground Floor	132.94 sq m	1,431 sq ft
Outdoor Area	41.43 sq m	446 sq ft

Rent.

£55,000 per annum exclusive.

Business Rates.

Rateable Value £37,250

UBR (2024/25) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8871 6000.

Lease Terms.

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate.

Band C. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

June 2024

