

**PROPERTY INFORMATION**

**GROUND FLOOR  
MEDICAL / CLASS E (e) USE**

**1,541 SQFT  
TO LET – NEW LEASE**

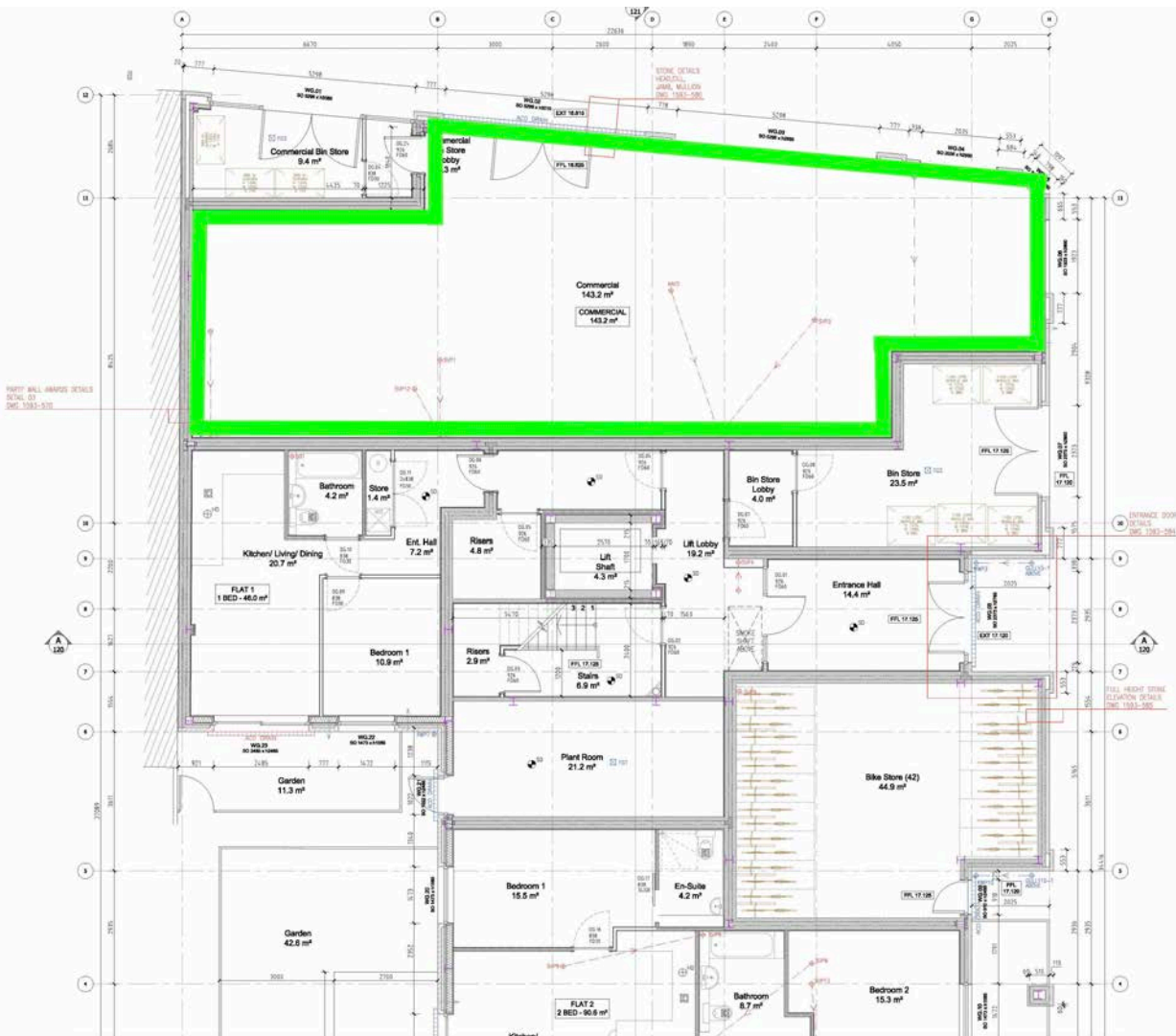


**190 MITCHAM ROAD  
TOOTING  
LONDON SW17 9NJ**

30 St George's Road  
Wimbledon  
London SW19 4BD

<b>Location :</b>	<p>Tooting is a vibrant and diverse neighbourhood located in South West London situated approximately 5 miles south of central London. Tooting Bec and Tooting Broadway are the two main tube stations in the area, both served by the Northern Line, providing convenient access to central London and other parts of the city. Additionally, there are numerous bus routes connecting Tooting to surrounding areas.</p> <p>190 Mitcham Road is situated at the corner of Byton Road close to the junction of the A217 referred to as Amen Corner. The local area provides housing options varying, from Victorian and Edwardian terraced houses to modern apartment buildings being a popular location for both families and young professionals.</p> <p>Tooting Bec Common is a significant green space in the area, offering a large park, a lake, and recreational facilities. The Tooting Bec Lido, an open-air swimming pool, is a notable attraction, especially during the summer months.</p>
<b>Description :</b>	<p>190 Mitcham Road comprises the ground floor within a prestigious new apartment development fronting Mitcham Road with an extensive frontage finished to shell specification to include capped services.</p>
<b>Accommodation :</b>	<p>1,541 sqft ( 143 sqm )</p>
<b>Lease Terms :</b>	<p>A new effective full repairing and insuring lease for a term to be agreed.</p>
<b>Rent :</b>	<p>£ 45,000 per annum exclusive.</p>
<b>Service Charge :</b>	<p>To be confirmed.</p>
<b>Rates :</b>	<p>The property yet to be assessed.</p>
<b>EPC :</b>	<p>Further details upon request.</p>
<b>VAT :</b>	<p>We understand VAT will not be payable.</p>
<b>Legal Costs :</b>	<p>Each party to be responsible for their own legal costs.</p>
<b>Viewing :</b>	<p>Strictly by appointment through Coughlan Real Estate</p>

Misrepresentation Act 1967. Coughlan Real Estate for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Coughlan Real Estate nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989. Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



Ground Floor plan : for indicative purposes ONLY

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