

834/836 GARRATT LANE, TOOTING SW17 0NA
To Let – Former Licensed Betting Office suitable for
alternative Retail/Restaurant Use (Class E)
652sq.ft Ground Floor Sales Area



RENT:

Rental offers sought in the region of £12,500pax.

USE:

Class E.

RATES:

We understand from the Local Rating Authority that the current rateable value for the property is £13,750.

EPC

Available upon request.

VIEWING:

Strictly via sole agents:

Steven Weatherstone
Marchmont Chartered
Surveyors
T: 0207 409 5477
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LOCATION: The premises are situated on the south side of Garratt Lane between the junctions with Fairlight Road and Khartoum Road in a prominent position. Nearby occupiers include Don's Hut (Caribbean Cuisine), China Dragon (Chinese take away), Your Happy Shop (Newsagent/Convenience Store/Off Licence) and Mighty Tooting (Café).

ACCOMMODATION:

The property comprises a double fronted, former licensed betting office – it provides the following approximate areas:

Ground Floor Sales:	652sq.ft
Ground Floor Store:	72sq.ft

TENURE:

The property is available on a new FRI lease directly from the Landlord.

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