



**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.

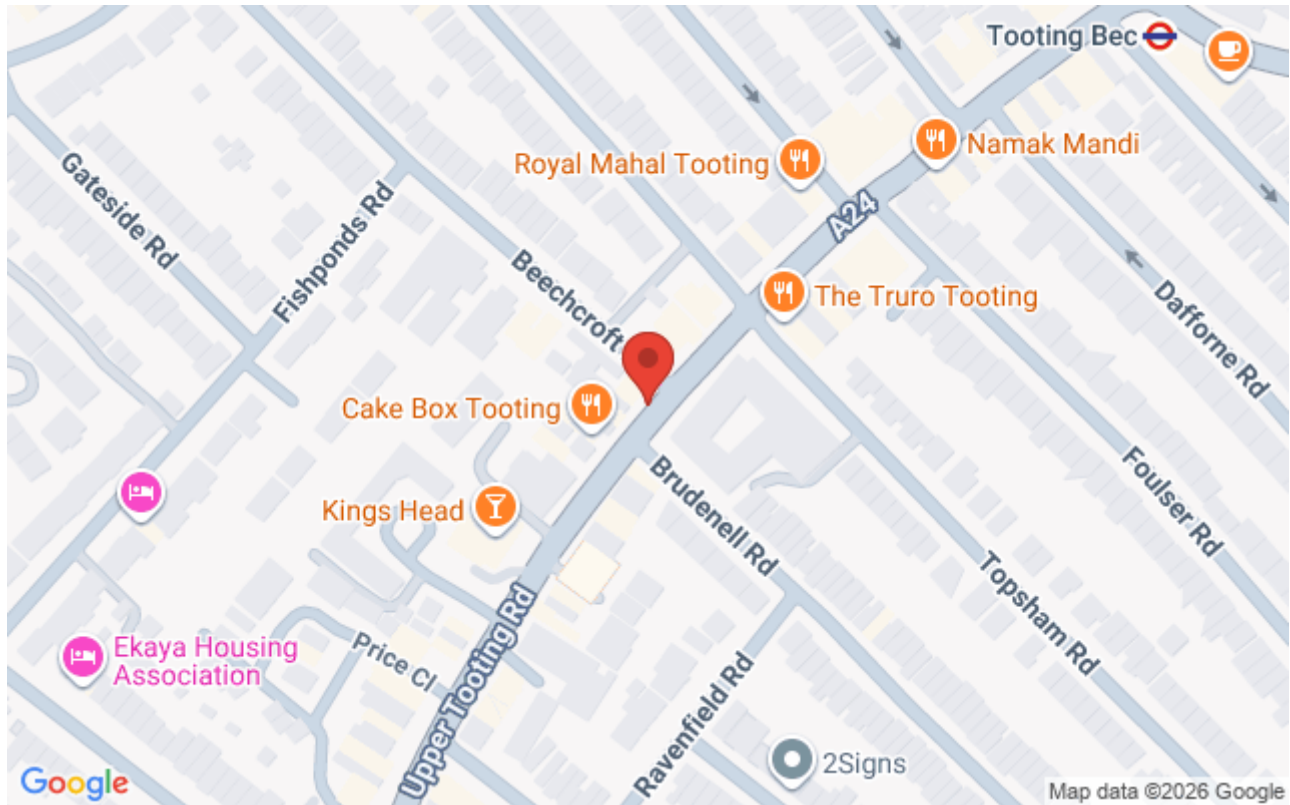
## General Information

<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£365,000
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a RV of £21,250 from the 1st April 2026, payable at the prevailing rate.
<b>Lease details:</b>	5 year FRI lease from 29th May 2024

## Features

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

## Property Map



## Important notice

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