

Lot 10, 116 Tooting High Street, Tooting, London,

SW17 0RR

For sale by Auction on 11th December 2025 (unless sold or withdrawn prior)



Freehold Retail and Residential Investment in Popular South West London Suburb

www.acuitus.co.uk

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Property Information

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- Shop trading as Arevery, a specialty coffee shop & wine bar
- Shop lease expires October 2034 (subject to options)
- Three separately accessed flats (1x1 bed & 2x2 beds) all let on AST's
- Flats refurbished about 12 months ago
- Less than 500 metres from Tooting Broadway Underground Station (Northern Line)
- Nearby retailers include Primark, Sainsbury's, Caffè Nero, Starbucks, HSBC and Holland & Barrett
- VAT-Free Investment

Lot
10

Auction
11th December 2025

Rent
£79,300 per Annum Exclusive

Status
Available

Sector
High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles	3 miles north-east of Wimbledon, 6 miles south-west of Central London
Roads	Tooting High Street (A24), A217, South Circular (A205)
Rail	Tooting Broadway & Tooting Bec Stations (Underground)
Air	London City & London Heathrow

Situation

Tooting is a popular commuter suburb in South-West London, six miles from Central London. The property is situated on Tooting High Street, close to its junction with Hoyle Road in the heart of Tooting Broadway area. The property is also a very short walk from Tooting Broadway Underground Station which gives Northern Line access into Central London, with numerous bus routes that service the vicinity. Nearby retailers include Primark, Sainsbury's, Caffè Nero, Starbucks, HSBC and Holland & Barrett.

Tenure

Freehold.

EPC

Shop - Band B. Flat A - Band C, Flat B - Band C, Flat C - Band C.

Description

The property comprises a coffee shop/wine bar arranged on the ground floor & basement with three flats, arranged on the ground, first and second floors, separately accessed from Tooting High Street.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Retail/Ancillary	24.75 26.67	(270) (270)	MUVS LIMITED (t/a Arevery)	12 years from 20/10/2022 (1)	£17,500	20/10/2026 and 20/10/2030
Ground (Flat C)	1 x 1 bedroom flat	50.16	(540)	AN INDIVIDUAL	AST - 1 year from 02/08/2025 at £1,650 pcm	£19,800	
First (Flat B)	1 x 2 bedroom flat	62.91	(677)	AN INDIVIDUAL	AST - 1 year from 06/06/2025 at £1,750 pcm	£21,000	
Second (Flat A)	1 x 2 bedroom flat	53.29	(574)	TWO INDIVIDUALS	AST - 1 year from 23/07/2025 at £1,750 at pcm	£21,000	
Total Approximate Commercial Floor Area		217.78	(2,331)			£79,300	

(1) The lease is subject to a tenant option to determine on 20/10/2026 and 20/10/2030.

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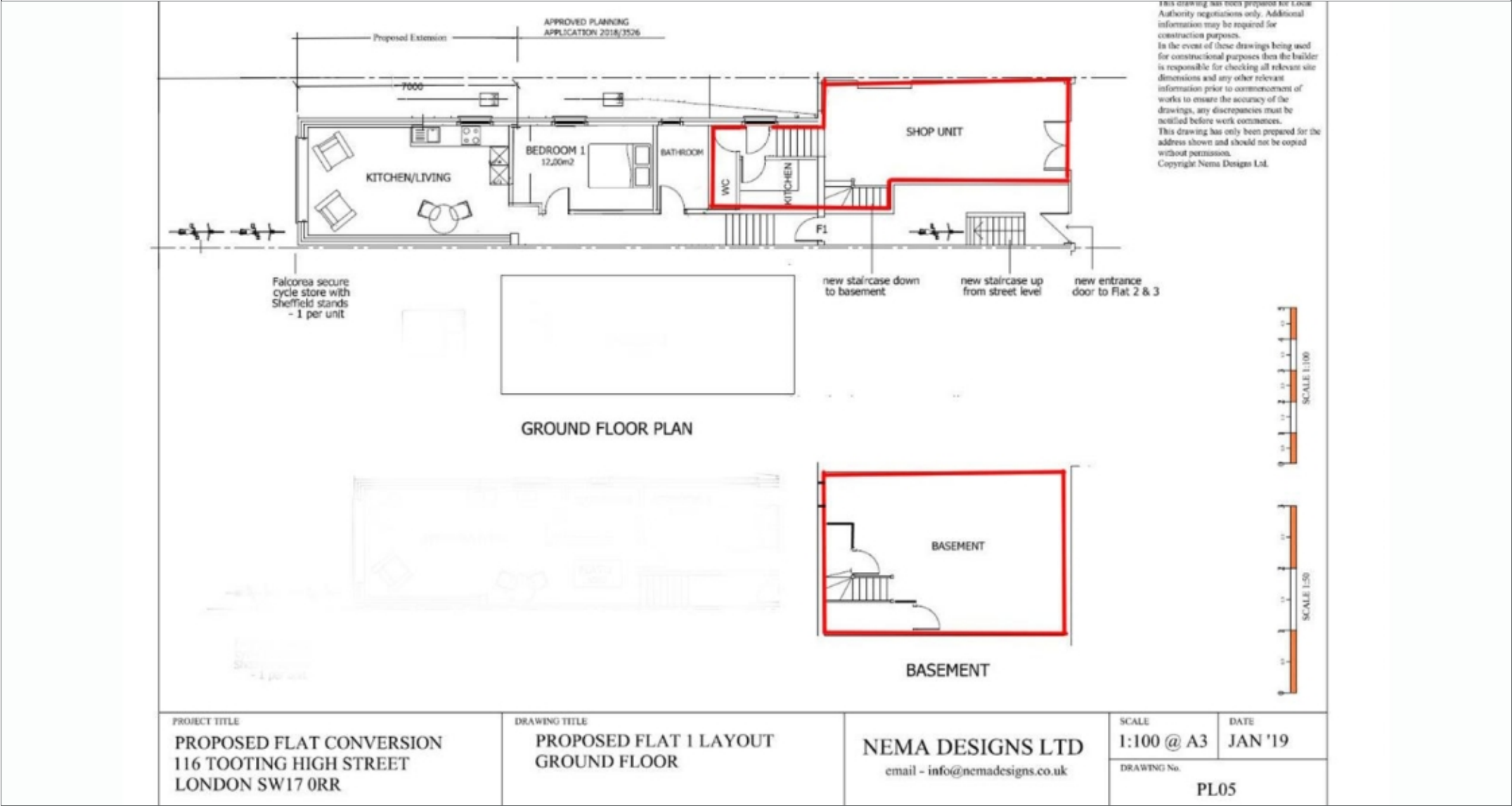
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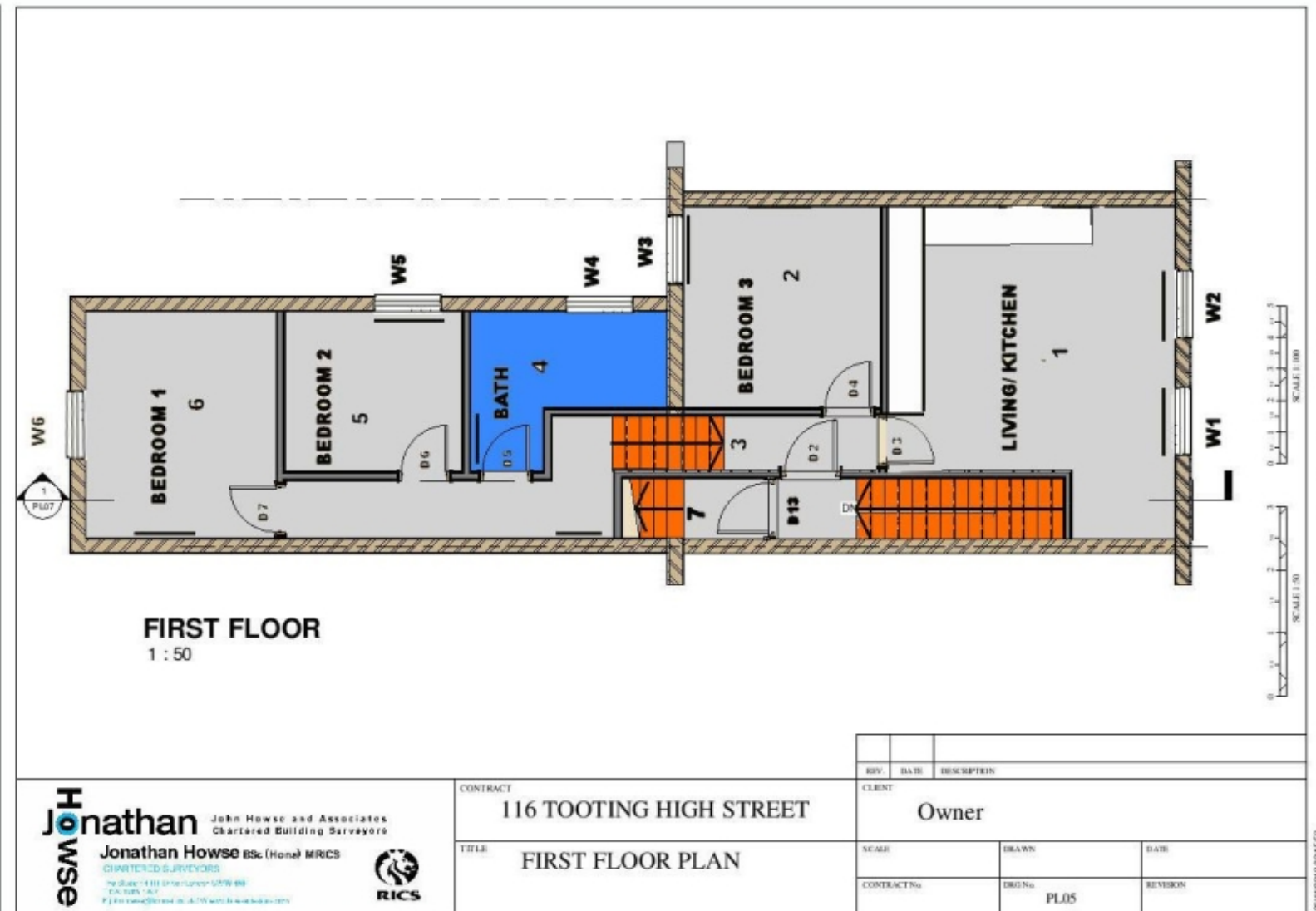
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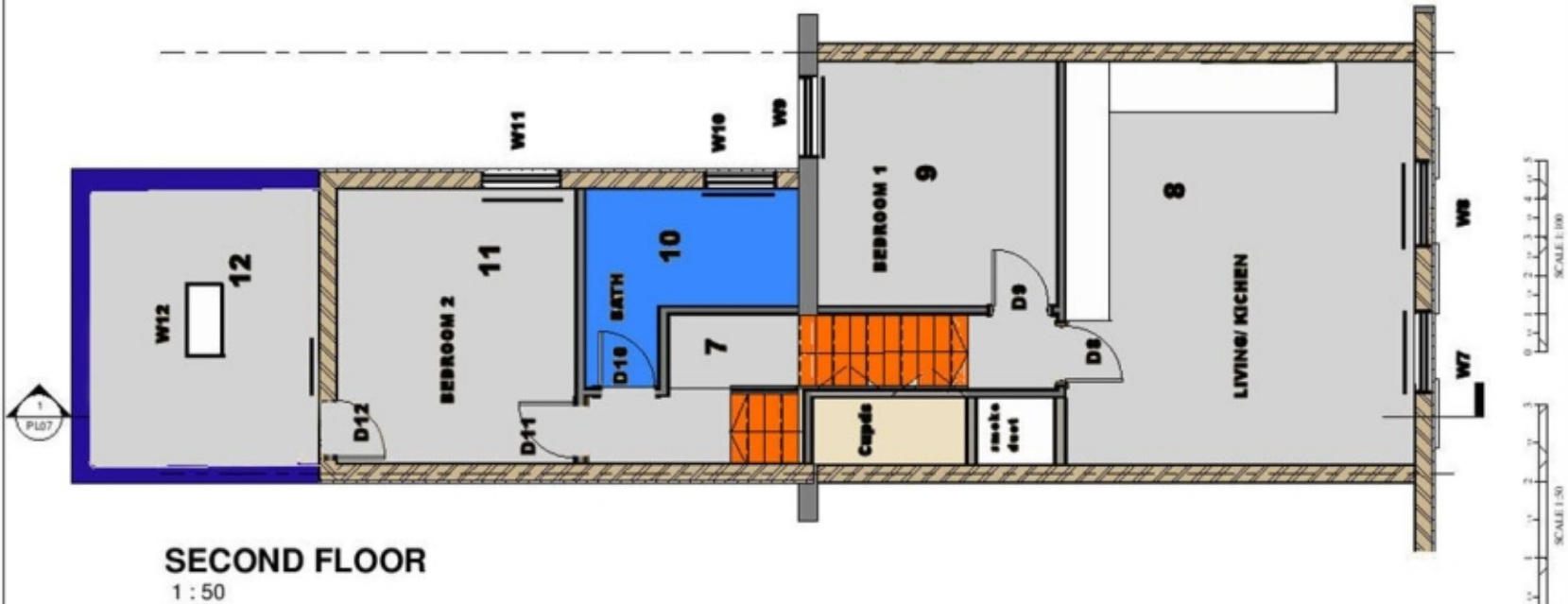
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Jonathan John Howse and Associates Chartered Building Surveyors Jonathan Howse BSc (Hons) MRICS CHARTERED SURVEYORS THE SUBJECT OF THIS DRAWING: 116 Tooting High Street DRAWN: J.H. / A.C. P.L. 11/2019 22:16:43		CONTRACT 116 TOOTING HIGH STREET		REV. DATE DESCRIPTION	
		TITLE SECOND FLOOR PLAN		CLIENT Owner	
SCALE		DRAWN		DATE	
CONTRACT No.		DRG No.		REVISION	
		PL06			

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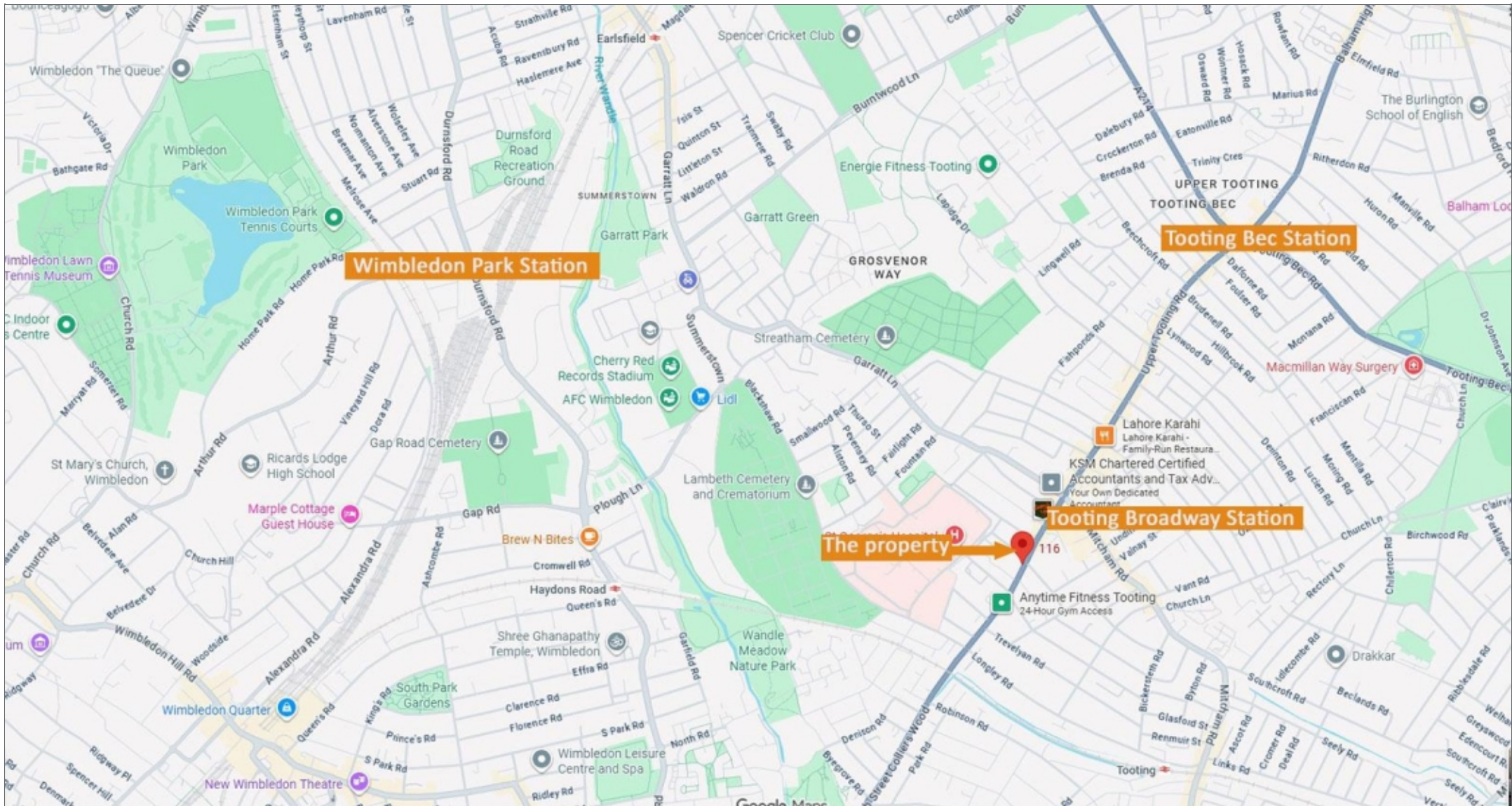
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2024