

**2 Mitcham Road, Tooting Broadway**  
**London SW17 9NA**

lot 29

## Retail and Office Investment

- Popular South-West London suburb
- Immediately adjacent to Tooting Broadway Underground Station
- Neighbouring occupiers include Primark, New Look, Barclays Bank, Caffè Nero and H Samuel

**Gross Rent**  
**£61,500**  
per annum  
exclusive

**Net Rent**  
**£60,950**  
per annum  
exclusive



### On appointment of the Liquidators

### Location

**Miles:** 6 miles south-west of the West End of London  
7 miles east of Kingston-upon-Thames

Roads: A24, A217, A205 (South Circular Road)

**Rail:** Tooting Broadway Underground (Northern Line)

*Air:* London Heathrow

### Situation

The property is prominently situated immediately adjacent to Tooting Broadway Underground Station at the major intersection between the A217 and A24. The property is in a strong trading location along with neighbouring occupiers such as Primark, New Look, Barclays Bank, Caffè Nero and H Samuel.

### Description

**Description**  
The property comprises a RETAIL UNIT on the ground floor with ANCILLARY ACCOMMODATION in the basement. The first floor comprises OFFICE ACCOMMODATION which is accessed via Tooting High Street.

## Tenure

Long Leasehold. Held from London Underground Limited for a term of 99 years from 25th December 1927 until 2026 on a full repairing and insuring lease at a current rent reserved of £550 per annum exclusive.

VAT

VAT is applicable on this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail	80.98 sq m	(872 sq ft)	INDIVIDUAL (t/a Babosh)	15 years from 17/12/2002 (i)	£49,500	17/12/2012
Basement	Ancillary	14.54 sq m	(157 sq ft)				
First	Office	152.66 sq m	(1,643 sq ft)	ROBYN MOIRA LYNCH (t/a Kenwright Lynch and Co Solicitors) (3)	10 years from 25/03/1998 (i)	£12,000	24/03/2018 (Holding over)
Total		248.18 sq m	(2,672 sq ft)			£61,500	

(i) The headlease provides for a rolling option to determine by the Superior Landlord on tendering three months' notice if London Underground Limited requires the property or any part for any purpose connected with the operation of their railways or any other works or with any present or future buildings of the Landlord.

**For further details please contact:**

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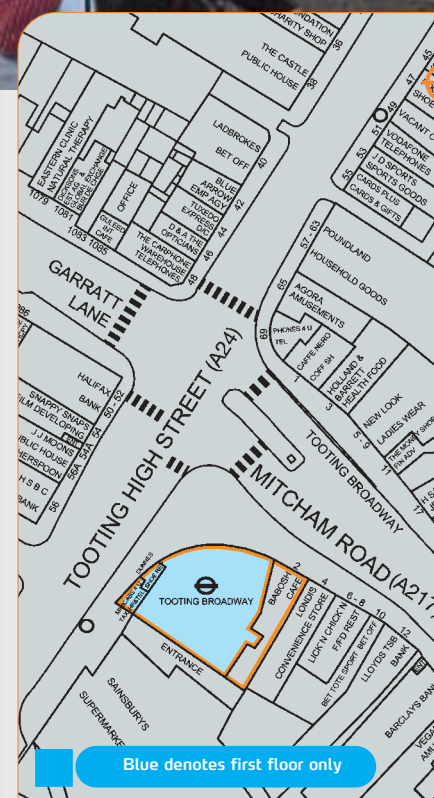
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CAPITA SYMONDS

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Blue denotes first floor only

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