



FOR SALE



FREEHOLD

£895,000

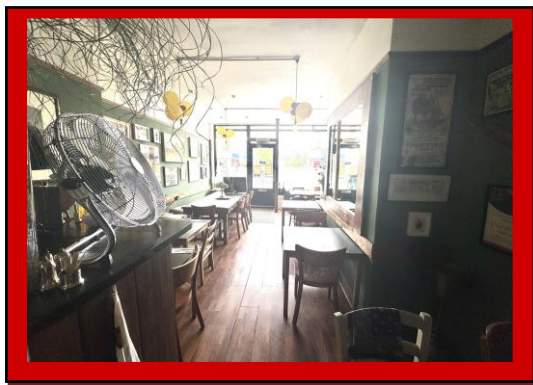
**GROUND FLOOR RETAIL SHOP & 3 BED FLAT
Mitcham Road, Tooting, SW17**

Crown Real Estate are delighted to present this rare opportunity to acquire a freehold mixed-use investment property.

The property comprises a ground floor lock-up shop currently fitted out and trading as a restaurant, together with a self-contained three-bedroom split-level flat arranged over the first and second floors.

The entire building is let to a single occupier, who both operates the restaurant on the ground floor and resides in the upper flat, ensuring one point of management and responsibility. The tenant is paying a passing rent of £54,000 per annum, with the lease expiring in 2026.

This property occupies a prime position on the main road in Tooting Broadway, benefitting from excellent visibility and high footfall. It is located just a 2-minute walk from Tooting Broadway Underground Station (Northern Line), providing direct access into Central London and the City.



Streatham Office: Crown Real Estate, 145 Streatham High Road, London, SW16 6EG

Tel: 020 8684 6677

Mob: 07540 874 532

Fax: 0872 115 6090

Email: info@crownlets4u.co.uk

www.crownlets4u.co.uk

Key Features

- **Property Type:** Freehold mixed-use building
- **Accommodation:**
 - Ground Floor: Lock-up shop currently operating as a restaurant with kitchen and seating areas
 - Upper Floors: Spacious 3-bedroom split-level flat with living room, fitted kitchen, bathroom and WC across two floors
- **Tenancy:** Let to a single tenant occupying both shop and flat
- **Rental Income:** £54,000 per annum
- **Lease Expiry:** 2026
- **Tenure:** Freehold

Location

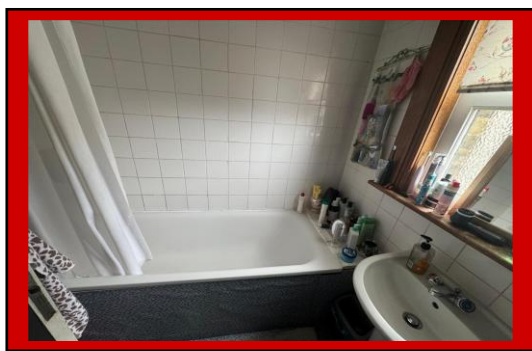
This property occupies a **prime position on the main road in Tooting Broadway**, benefitting from excellent visibility and high footfall. It is located just a **2-minute walk from Tooting Broadway Underground Station (Northern Line)**, providing direct access into Central London and the City.

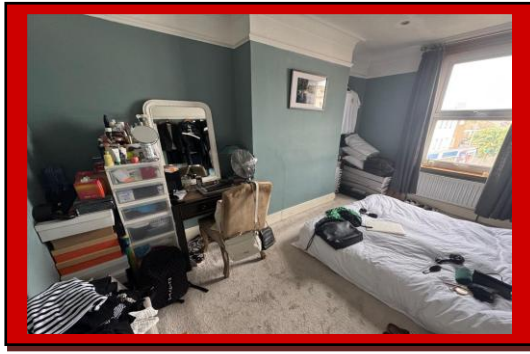
The area is a thriving commercial hub, home to a wide range of national and independent retailers. Major brands such as **Primark, Boots, and TK Maxx** are all located nearby, ensuring a strong level of pedestrian traffic throughout the day and evening. Tooting is also renowned for its vibrant restaurant and leisure scene, further supporting the long-term demand for both commercial and residential accommodation in this location.

Investment Highlights

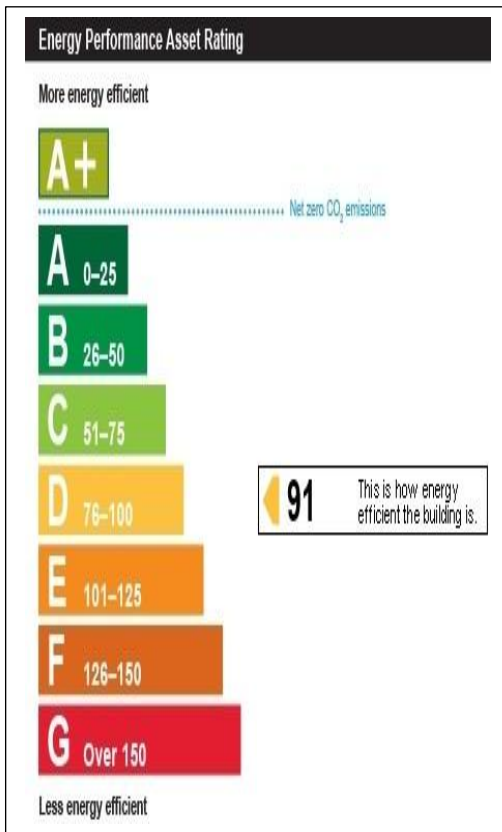
- Secure income stream from established occupier
- Entire building fully let – no current voids
- Prime location on a busy main road with excellent footfall
- Only 2 minutes' walk from Tooting Broadway Underground Station (Northern Line)
- Surrounded by major retailers and local amenities
- Strong potential for future rental uplift or redevelopment upon lease expiry
- Attractive opportunity for both seasoned and first-time commercial investors

This freehold property presents an exceptional opportunity to acquire a well-positioned, income-generating asset in one of South West London's most vibrant and sought-after locations.

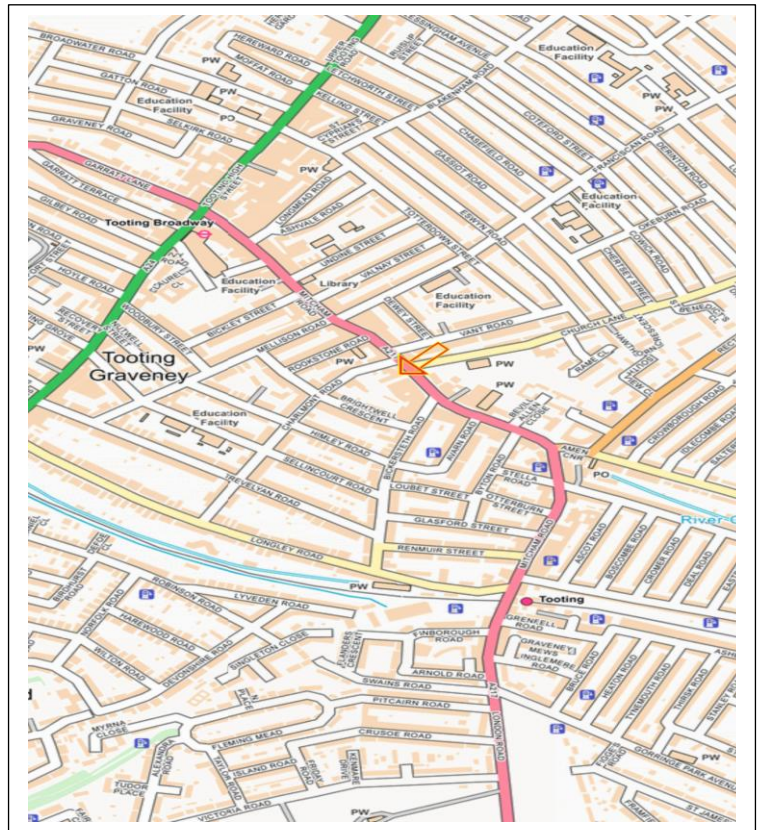




EPC



MAP & POST CODE: SW17 9NH



Streatham Office: Crown Real Estate, 145 Streatham High Road, London, SW16 6EG

Tel: 020 8684 6677 **Mob:** 07540 874 532 **Fax:** 0872 115 6090 **Email:** info@crownlets4u.co.uk

www.crownlets4u.co.uk