

**A3/A5 SHOP TO LET**  
**LEASE ASSIGNMENT + PREMIUM**



**2 Tooting Bec Road,  
Tooting Bec, SW17 8BD**



106 Merton High Street  
London  
SW19 1BD  
Tel: 020 8715 9444  
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk  
Web: www.drakesfield.co.uk  
Company Reg No: 3631397  
VAT Reg No: 736 3377 19

**Location:** The property is situated in a prominent position next to Tooting Bec Underground Station with parade of shop such as Cab Office, Estate Agent, Lebanese Takeaway etc.

**Description:** The A3/A5 retail shop currently running as café/restaurant.

**Property:** Total approx: 375 sq ft with storage/toilet.

**Tenure:** The property is on 12 year FRI Lease from 2012 (unexpired 8 years) with current passing rent at £12,500 per annum.

**Premium:** There will be goodwill payable for the running business, stock, fixtures and fittings in region of £59,500.

**Legal Costs:** Both parties' legal costs are to be borne by the ingoing tenant.

**Rateable Value:** Rateable Value: £7,000.00 (Payable approx £2870.00) Some businesses may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

**All viewings & correspondents Strictly via Drakesfield**

**ALL TERMS & CONDITION ARE NEGOTIABLE**





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*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*

