



**293 MITCHAM ROAD
TOOTING, LONDON SW17 9JQ**

Offers in excess of £2,000,000



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

Freehold commercial property comprising ground floor retail / show room with first floor office space and large warehouse / storage area to the rear

The property should be of interest to investors or developers who may wish to take advantage of the planning consent obtained by the current owners for residential and commercial

Granted for 7 x Houses, 1 x Flats & Retail space

The land extending to 0.160 acres

DATA ROOM

Access to the data room can be found here [LINK](#) / Password: 293mitcham

LOCATION

Mitcham Road is conveniently located for the many cafes, restaurants and bars of Mitcham Road and Furzedown Village and is beautifully complimented with a vast array of transport links with Tooting Overground and Tooting Broadway Underground Stations a short walk away.

Nearest BR Station: Tooting Rail station is 400 ft away providing Thameslink services

Nearest Underground Station: Tooting Broadway providing northern line services

PLANNING

Planning granted on 21st June 2022 by Merton Borough Council ref: 20/P1667 for ... Retention of a ground floor level commercial premises (CLASS E) and the change of use of upper floor to provide 1 x self contained unit (C3 USE) demolition of existing warehouses at rear of site and erection of 7 x terraced dwellings

Car Free Development - CIL 138k



TERMS

We are instructed as sole agents to seek offers on an unconditional basis

Offers in excess of £2,000,000 are sought

VIEWING

Contact sole agents

Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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