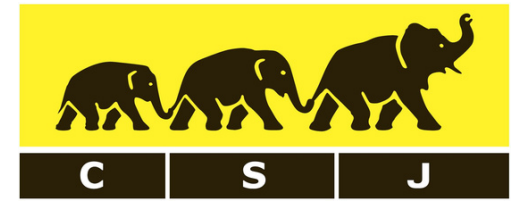
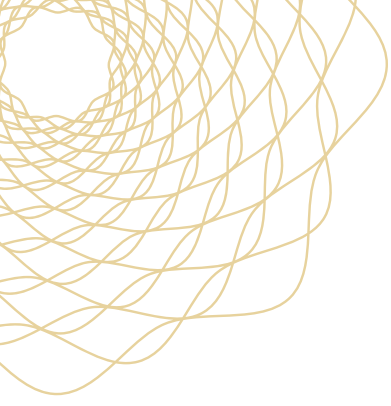


INDUSTRIAL UNIT FOR SALE:

70A BRIGHTWELL CRESCENT

TOOTING, LONDON SW17 9SH



Summary

Freehold industrial unit of interest to owner occupiers, investors and developers

First time to market in over 35 years

Location

The property is situated on Brightwell Crescent Tooting, some 6 miles south of Central London and within a mile of Wandsworth Common and 0.4 miles to Tooting High street (A24).

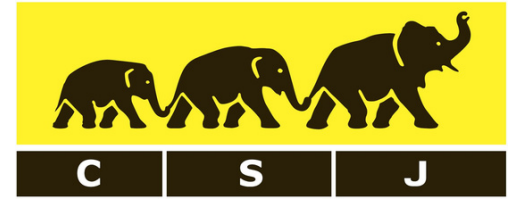
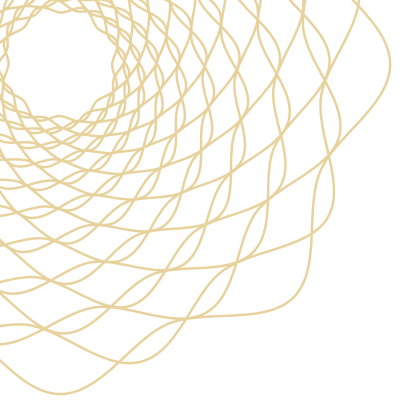
Tooting Broadway Station (Northern Line) 0.4 miles.

Tooting Overground Station (Thameslink) 0.3 miles.

Nearby major operators include Macdonalds, Primark, New Look, TK Max, Carphone Warehouse, Cafe Nero, Honest Burgers, Chicken Shop & Dirty Burgers, Boots, and more

As well as the above there is an increasing number of independent boutique stores, famous curry houses, bars and coffee shops making it understandable why this is a South London hotspot.





Property

The site is occupied by a single storey work shop beneath part pitched and part flat roof, yard area and a further storage room at the rear

The space is currently used for motorcycle repair and would suit a variety of alternative uses including residential subject to the relevant consents

Main workshop: approx 101 sqm

Store room: approx 26 sqm

Site area is approximately 214.4 sqm

Title numbers 133901

Planning

We understand the current use class to be E

Interested parties should rely on their own investigations to the local planning authority: Wandsworth





The Terms

Unconditional offers preferred

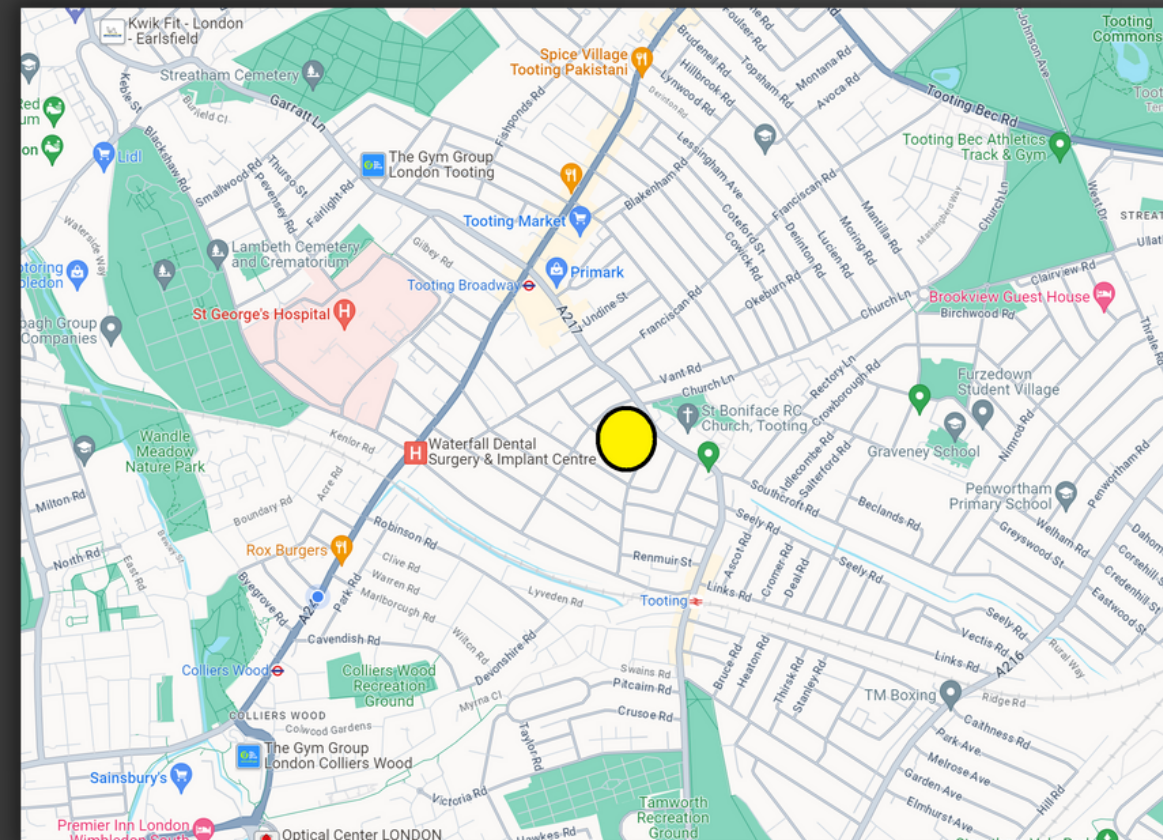
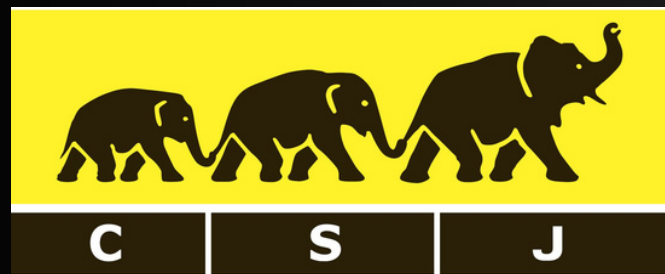
Subject to planning / delayed completion offers will also be considered

Guide Price £600,000 Freehold

**For Viewings
Contact Sole Agents
Christopher St James**

**020 8296 1270
developments@csj.eu.com**

www.csj.eu.com



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