

# CLASS E PREMISES TO LET

2 Selkirk Road  
Tooting  
SW17 0ES

646 sq. ft.  
(60.00 sq. m.)



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**Imperium Chambers**  
Barristers of Distinction  
www.imperiumchambers.co.uk

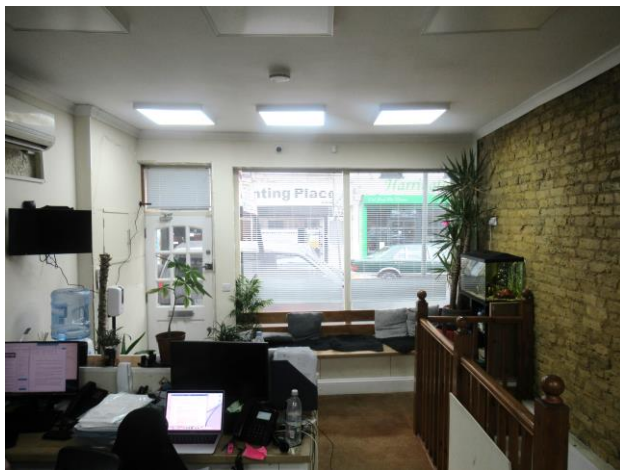
**IC**  
020 7242 3488

- Paul A. Turner
- Jay Gajjar
- Karisha Turner
- Protap Nath
- Atfal Zami Syed-Alli

**IC**  
020 7242 3488

- Direct Access
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- Immigration Law
- Human Rights Law
- Sponsor Licences
- Civil Law
- Family Law
- Employment Law
- Tax Law
- Wealth Management

FLAT 4b  
Tooting High Street  
London SW17 0RG  
FLAT 4c  
Tooting High Street  
London SW17 0RG



## LOCATION

The property is located within a small retail parade just off Tooting High Street and close to Tooting Broadway Underground station (Northern Line).

Tooting High Street (A24) is within 50 feet and has numerous bus routes. Nearby occupiers include Superdrug, Santander, Iceland, Paddy Power and Nationwide. Broadway Market is almost opposite Selkirk Road.

## DESCRIPTION

A ground floor end-terraced retail unit recently trading as professional offices together with basement access via stairs at the front of the property.

## AMENITIES

- Tooting Broadway Underground station (Northern) within 3 minute walk
- Numerous bus routes stop outside property
- Class E use
- On-street parking directly outside.

## LEASE

A new lease is available on terms to be agreed.

## ACCOMMODATION

### Ground Floor

Retail	465 sq. ft. (43.20 sq. m.)
Basement	181 sq. ft. (16.80 sq. m.)
<b>Total</b>	<b>646 sq. ft. (60.00 sq. m.)</b>

ITZA	386 sq. ft. (35.86 sq. m.)
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## USE

Class E (commercial, business and service uses). Suitable for a variety of uses.

## VAT

The property is not elected for VAT.

## EPC

Band C (69). Expires 19 April 2028.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## CLASS E PREMISES TO LET

2 Selkirk Road  
Tooting  
SW17 0ES

Rent: £29,500 per annum exclusive

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

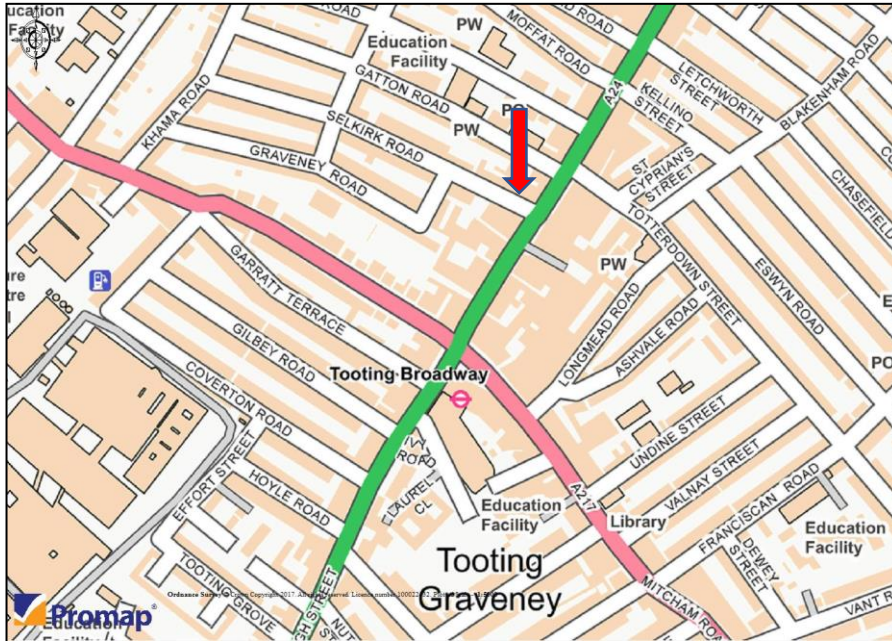
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)



# RATES

2023 List Rateable Value: £17,250  
 UBR 2022/2023 - £0.499p in the £  
 Source: VOA website.

Interested parties should make their own enquiries with Wandsworth Council to confirm the rates payable.

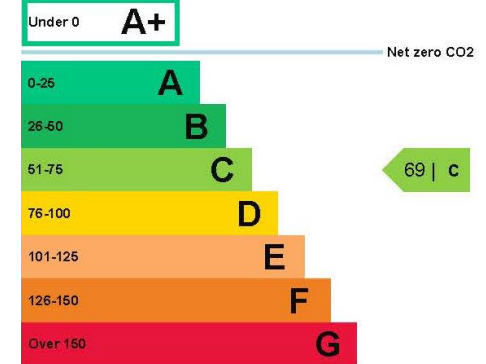


2 Selkirk Road  
 LONDON  
 SW17 0ES

Energy rating  
**C**

Valid until: 19 April 2028

Certificate number: 9480-3064-0088-0300-8191



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