



163-165 Tooting High Street,
London SW17 0SY



Mixed-use development opportunity subject to planning permission

- Existing three-storey mixed use building
 - 4 existing leasehold apartments with ground rents
 - Proposed retention of ground floor commercial space (952.6ft²)
 - Proposed conversion and extension to construct 3 new apartments (1,800ft²)
 - 0.2 miles from Tooting Broadway Station
 - Freehold
 - Offers in excess of £975,000 subject to planning permission
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Description

The existing mixed-use building occupies a prominent position on Tooting High Street and currently comprises a commercial unit over ground and first floors, with 4 existing leasehold apartments on the first and second floors. A planning application has been submitted for the conversion and extension to the rear of the site to create a further 3 residential apartments measuring 1,800ft², with a shared landscaped courtyard. The proposal also seeks to retain a ground floor commercial unit of 952.6ft² with a permitted change of use to A1 & A2 retail use class.

Location

Tooting is located in the affluent London Borough of Wandsworth, between Balham and Colliers Wood. The surrounding area offers a wide variety of shops, bars, restaurants and leisure facilities. The St. Georges Hospital and University of London provide a large number of jobs and education opportunities within the immediate vicinity.

The large open space of Tooting Bec Common is approximately 2 miles from the property and covers over 200 acres. Its facilities include an athletics track, lake, sports pitches and a children's playground.

Tooting has a number of sought after schools such as Penwortham Primary, Hillbrook Primary and Al-Risalah Secondary School, all rated outstanding by Ofsted.

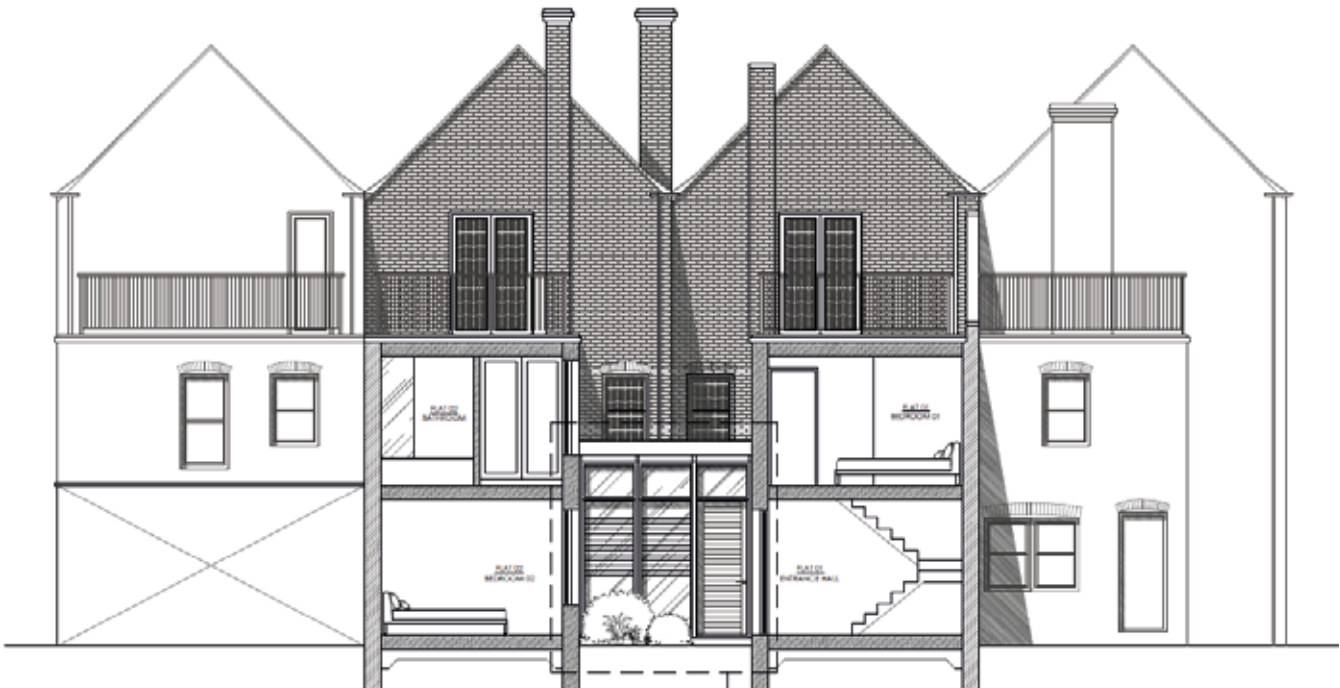
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Proposed schedule

Unit	Type	Beds	M ²	ft ²
1	Apartment with balcony	3	70.56	760
2	Apartment with balcony	1	58.65	631
3	Studio with garden space	1	38	409
Total			167.21	1,800
Commercial	Retail unit 1		88.5	952

Rear elevation



Side elevation 1



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Please note the information provided by Highfield Investments London Limited, trading as Highfield Investments has been given in good faith, however all parties must undertake their own due diligence to satisfy themselves in regards to accuracy.

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Existing lease schedule

Unit	Type	Tenancy	Lease details
161 Tooting High Street	1st floor	Term of 125 year commencing 25/12/69 with ground rent of £30pa	77 years remaining (potential for lease extension)
161 Tooting High Street	2nd floor flat	Term of 115 years from 25/12/69 at a peppercorn ground rent.	67 years remaining (potential for lease extension)
167 Tooting High Street	1st floor flat	Term of 215 years from 25/12/69 at a peppercorn ground rent.	167 years remaining
167 Tooting High Street	2nd floor flat	Term of 215 years from 25/12/69 at a peppercorn ground rent.	167 years remaining

Transport

The site is well located in terms of sustainable travel methods. The property is just a 4-minute walk to Tooting Broadway Station (Northern Line) and a 12-minute walk to Tooting National Rail Station providing links to all other principle stations in London, Including Wimbledon, Elephant & Castle, Blackfriars and Kings Cross.

Planning permission

Planning permission has been granted under reference 2016/5085 for alterations including part-demolition of ground floor rear and erection of extensions to first floor in connection with conversion of rear of property into 2 x two-bedroom dwellings, accessed from the rear with further alterations to ground floor shop.

An enchanced application has now been submitted under reference 2017/1011 for alterations and part-demolition of ground floor rear and erection of an extension to the first floor in connection with conversion of rear property into 2 x 1-bedroom and 1 x 2-bedroom dwellings separately accessed from rear with further alterations to the ground floor commercial unit.

Please call the London Borough Wandsworth Council on 020 8871 6000 for enquiries.

Site plan



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Further information

Available upon request is the following information:- consented & submitted plans, existing plans, further photographs and all other associated reports connected with the planning applications.

Viewings

Please contact sole agents Highfield Investments to arrange access.

Financial Contributions

The site is not subject to a CIL payment.

VAT

We understand that VAT is not applicable.

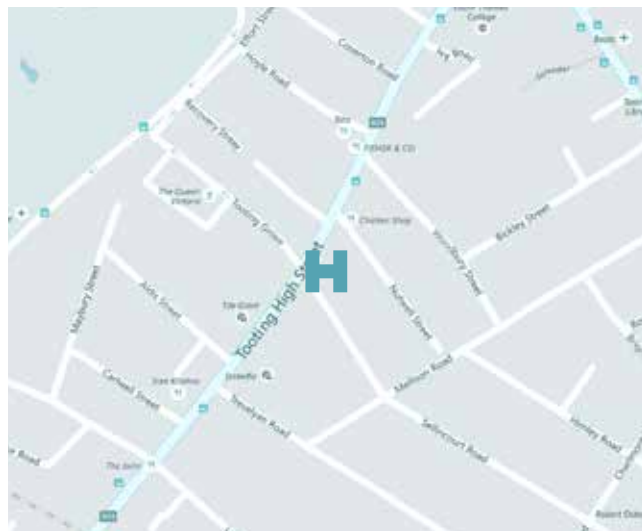
Tenure

Freehold

Terms

We are inviting offers in excess of £975,000 subject to planning permission.

Location Map



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