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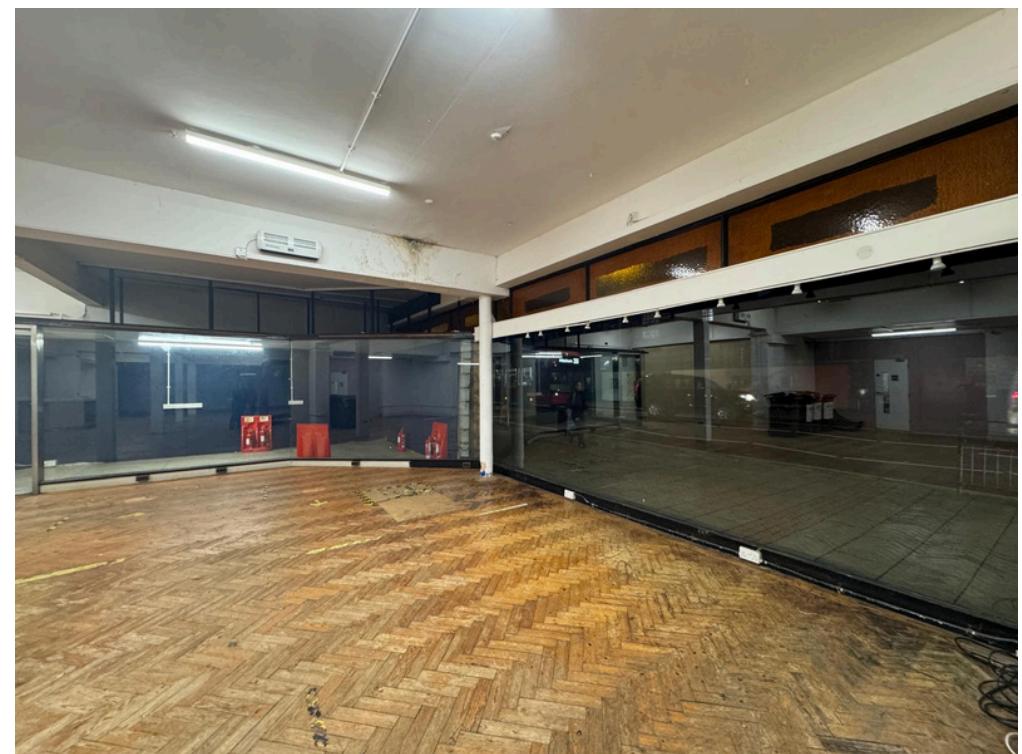
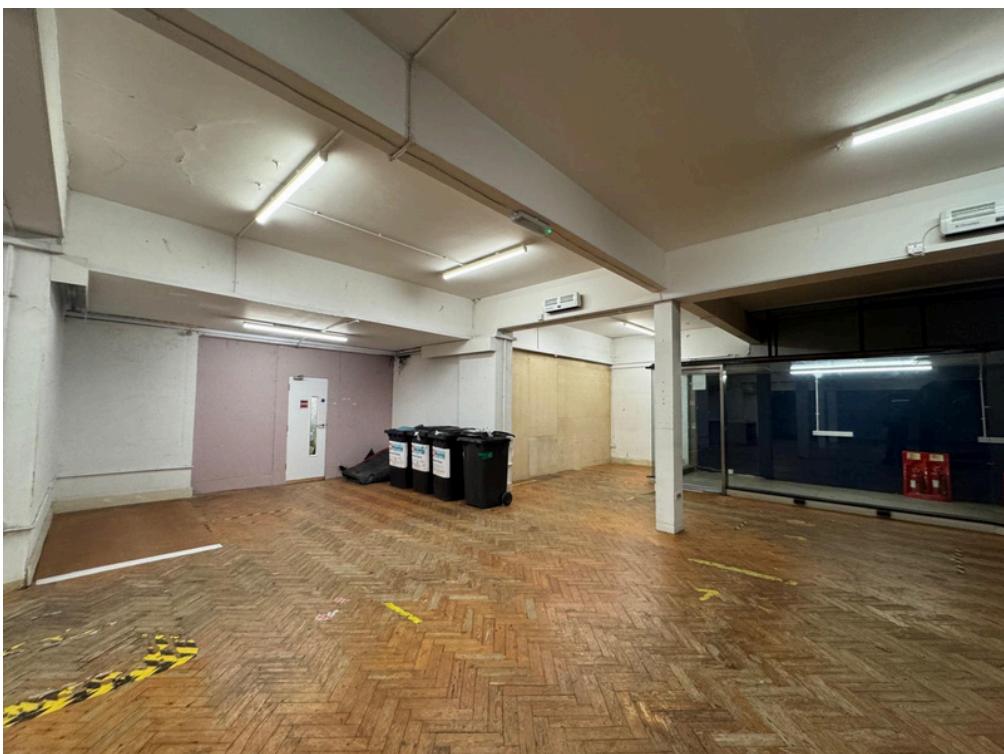


234-250 MITCHAM ROAD

TOOTING, SW17 9NT

SHOP TO LET

4,150 SQ FT



DESCRIPTION

A prominent ground floor Class E unit providing predominantly open-plan space, with an impressive 85 ft (26 m) glazed frontage.

Suitable for a wide range of occupiers including retail gym/leisure, nursery, medical/clinic and office (Class E),

The generous, regular floorplate lends itself to efficient planning, whether for fitness studios, classrooms, open-plan retail, treatment rooms or a blended concept.

LOCATION

The property is well positioned on Mitcham Road (A217) in Tooting, SW17, a busy south London thoroughfare linking Tooting Broadway with Streatham and beyond.

The location benefits from strong local footfall and excellent public transport connections, with Tooting Broadway (Northern Line) and Tooting Railway Station close by, along with frequent bus routes along Mitcham Road. The wider area provides an established mix of retail, cafés, supermarkets and local amenities, with convenient access to the A24 and South Circular.

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FLOOR AREAS

Unit	sq ft	sq m
Ground	4,150	385
Total	4,150	385

TERMS

A new FRI lease is available.

EPC

Available upon request.

RENT

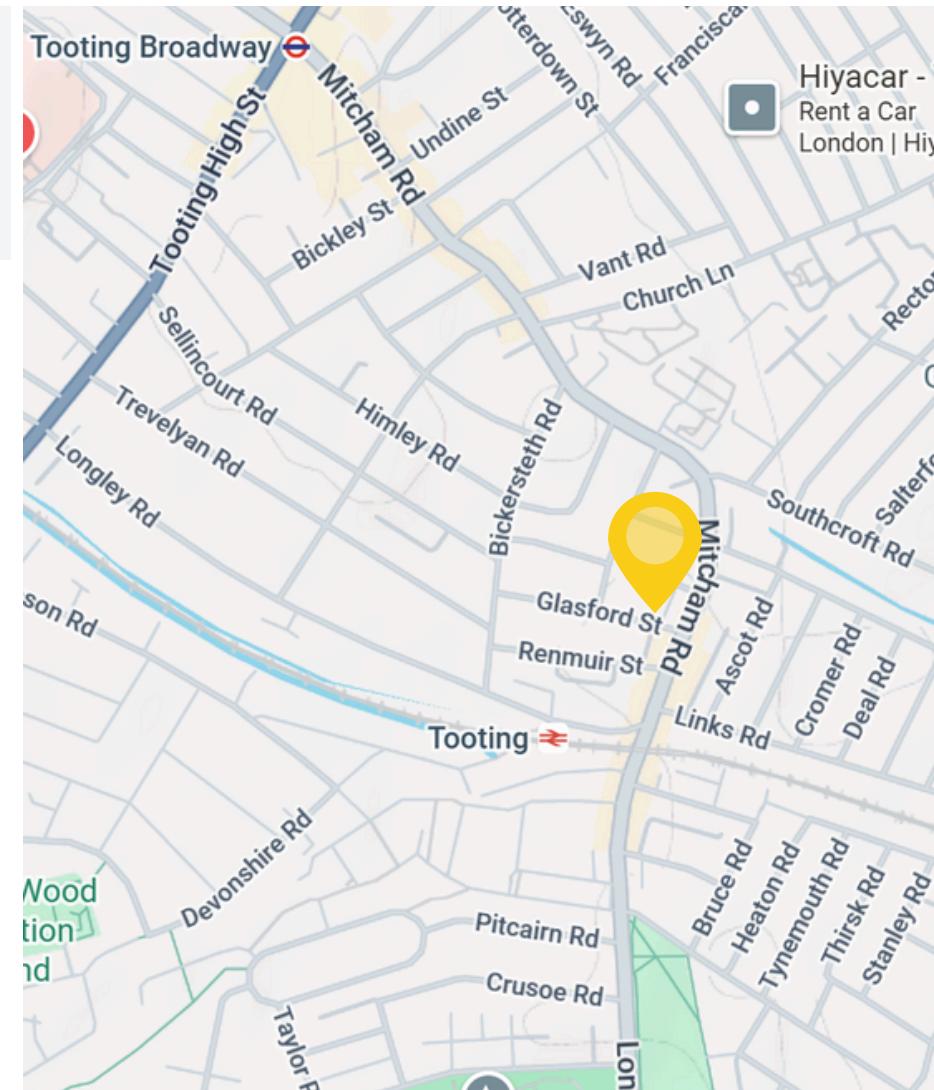
Rent: £90,000 per annum.

VAT

TBC

RATES

Interested parties are advised to make their own enquiries with the local authority.



VIEWING

Strictly by appointment through the sole agents.

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