

Former Tooting
Police Station &
Section House,
251 Mitcham Road,
Tooting **SW17**

Development opportunity.



TOOTING
POLICE STATION

Main building fronting Mitcham Road



The opportunity.

Former Tooting Police Station & Section House, 251 Mitcham Road, Tooting SW17

The former Tooting Police Station provides a development opportunity in the heart of Tooting, South West London.

- The site is well located close to the amenities of Tooting Broadway
- The property comprises two connected buildings – the former Police Station and Section House
- The former Police Station was constructed in 1939 with Section House added shortly afterwards
- The buildings are arranged over lower ground, ground and four upper floors and constructed of concrete frame with brick elevations
- The property provides convenient access into Central London with train station Tooting and underground stations Tooting Broadway and Tooting Bec within walking distance
- The existing accommodation extends to approximately 6,603 sq m (71,074 sq ft) GIA
- The site measures approximately 0.847 acres (0.343 hectares)
- The property is available with vacant possession
- Unconditional offers are being sought for the freehold interest

Tooting is one of South West London's vibrant hubs offering a wide selection of shops, restaurants and cafes. Tooting's popularity is ever growing thanks to its lively high street and convenient access into Central London.

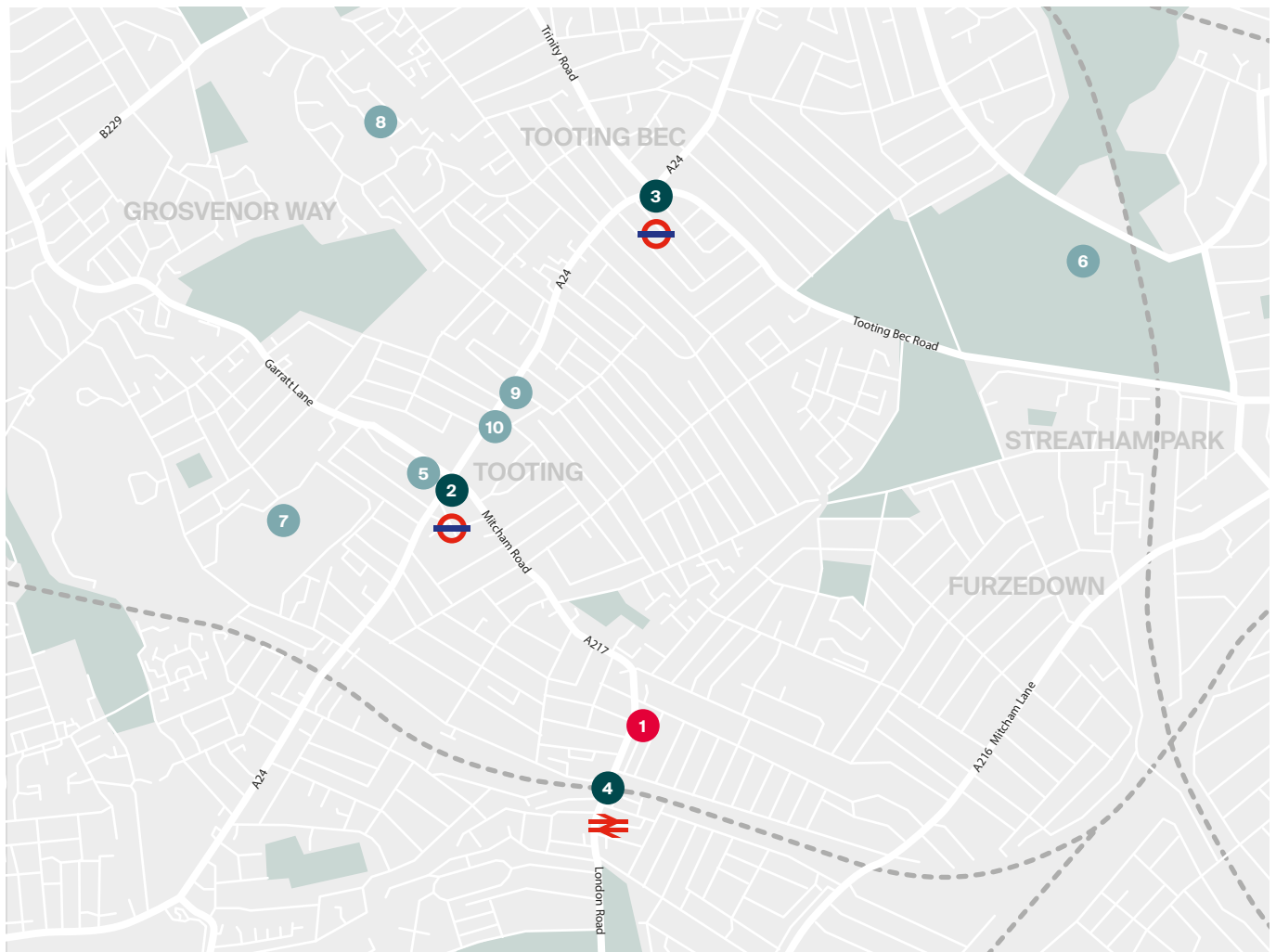
Local area

Tooting is well known for its eating and drinking establishments plus vibrant indoor markets including Tooting Market and Broadway Market. The main retail and restaurant offering is located on Tooting High Street and Mitcham Road which is home to a mix of both independent and national occupiers.

Tooting provides convenient access into Central London with Tooting mainline train station operating Thameslink services and London Underground operating services via the Northern Line from Tooting Broadway station which is within walking distance

to the subject property. The station is within Zone 3 between Tooting Bec and Colliers Wood.

Tooting provides convenient access to a variety of green open spaces for its residents including Tooting Bec Common with its famous lido, lake and cafés. Mitcham Common, Wandsworth Common and Streatham Common are all easily accessible and within walking distance.



- 1 Former Tooting Police Station (subject site)
- 2 Tooting Broadway Underground Station
- 3 Tooting Bec Underground Station
- 4 Tooting Train Station
- 5 South Thames College

- 6 Tooting Bec Common
- 7 St Georges Hospital
- 8 Springfield University Hospital
- 9 Tooting Market
- 10 Broadway Market

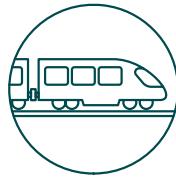
Connectivity

The former Tooting Police Station is situated on Mitcham Road which benefits from a mix of high street retailers, restaurants and bars. The site is approximately a 10 minutes walk to Tooting Broadway underground station and a 3 minute walk to Tooting Thameslink station.



By tube from Tooting Broadway

Balham	4 minutes
Clapham Common	8 minutes
London Victoria	20 minutes
Leicester Square	23 minutes
Oxford Circus	25 minutes
Bank	25 minutes



By rail from Tooting

Streatham	4 minutes
Wimbledon	6 minutes
South Morden	14 minutes
Elephant & Castle	21 minutes
City Thameslink	28 minutes
London St Pancras	35 minutes

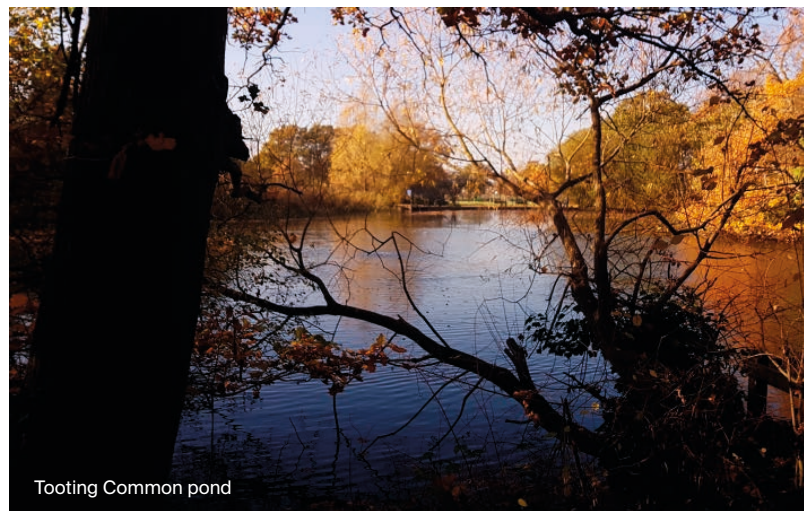


By road

Clapham Junction	24 minutes
Vauxhall	29 minutes
Dulwich Village	31 minutes
Kingston upon Thames	40 minutes
Richmond Park	42 minutes



Tooting Broadway underground station



Tooting Common pond



The Tooting Bec Lido

Development potential

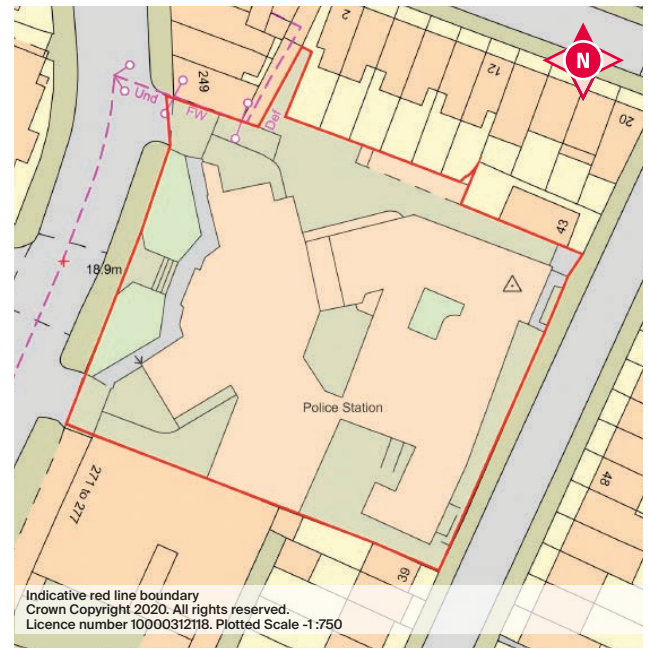
The site is located in a residential area and would provide a good opportunity to create a new residential development in the centre of Tooting.



South eastern elevation of Section House building



Rear of main former Police Station building



Indicative red line boundary
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Existing building

The former Police Station was constructed in 1939 with Section House added shortly afterwards. The buildings are arranged over lower ground, ground and four upper floors and constructed of concrete frame with brick elevations.

Internally, the property is fitted out as a police station with interview suites, cellular offices, a gymnasium, cafeteria and locker rooms. The property is fitted out to a basic office specification internally with plastered and painted walls, a mix of tiled and carpeted flooring, suspended ceilings and single glazed timber framed windows.

The site has basement car parking and two vehicular access points from Mitcham Road and from the rear along the eastern elevation of the building, via Ascot Road.

Areas

The total site measures approximately 0.847 acres (0.343 hectares).

Accommodation

Level	Sq m	Sq ft
Basement	1,449	15,596
Ground	1,351	14,542
First	968	10,419
Second	945	10,171
Third	945	10,171
Fourth	945	10,171
Total Floor Area	6,603	71,070

Note: square metres rounded to nearest metre; square feet rounded to the nearest foot.

Planning

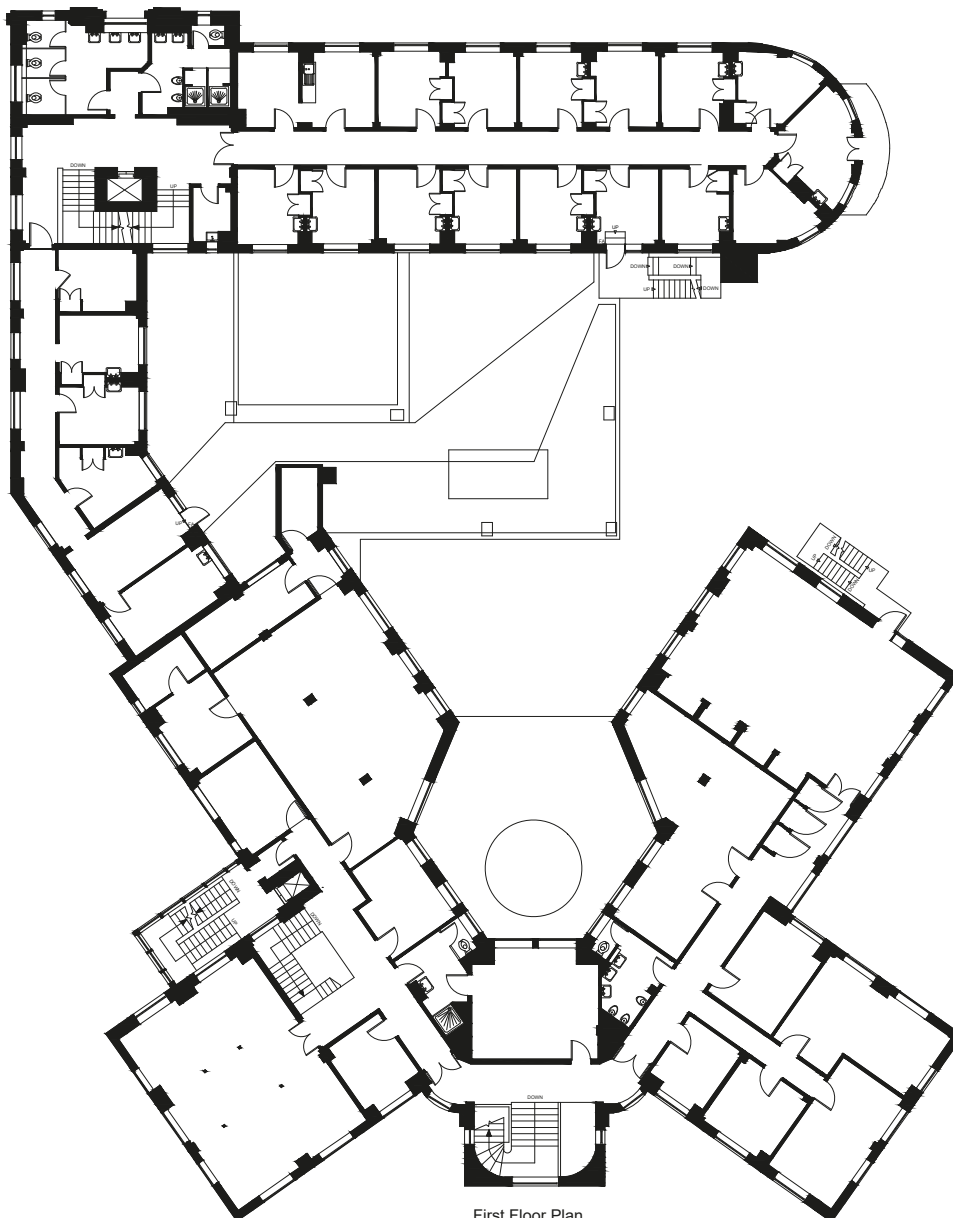
The nature of occupation demonstrates a lawful use falling within Sui Generis of the Use Classes Order 1987 (as amended). The buildings are Locally Listed however the site is not in a designated Conservation Area.

Legal title & tenure

The property is held freehold. The title number is 157073.

The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Indicative floor plan



First Floor Plan

Approximate Gross Internal Area = 968 sq m / 10,419 sq ft

Inspection

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of sale

The property is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the site.

VAT

The property is not elected for VAT.

Forward sale clawback

The sale contract will include a "forward sale clawback" awarding 50% of any uplift to be paid to the Metropolitan Police Service if the site as a whole or in parts (but not any individual units) is sold within 5 years without planning permission. If the site is sold on with planning permission then the clawback will be 50% of the uplift in the site value at the date of the sale discounting any increase in value due to the planning permission or capital improvement to the property.

Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms. For more information, please contact

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Other information

Please see the dedicated website for:

- Bidding procedure
- Technical reports
- Legal documents
- Planning report
- Existing building plans
- EPC

www.land.knightfrank.com/view/tootingpolicestation

For full access to the website, you will be required to enter your company name and email address.

Contact us.



Please get in touch to discuss this opportunity.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2020.

Photographs and videos dated September 2014.

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