

LARGE AND UNUSUAL A2 SHOP TO LET

PROVIDING ACCOMMODATION OVER GROUND, LOWER GROUND AND MEZZANINE LEVEL AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM.

135 STREATHAM HIGH ROAD, STREATHAM, LONDON SW16 1HJ



LOCATION

The property is situated with a good frontage to Streatham High Road close to its junction with Gleneldon Road and near the landmark of St Leonards Church. The property is just a short distance from the intersection between Mitcham Lane, Streatham High Road and Gleneldon Road. The property is high visible to huge volumes of passing vehicular traffic, much of which is obliged to stop by the traffic lights at the intersection. Multiple representation nearby includes Ladbrokes, Paddy Power, Cash Convertors, William Hill and Sam 99p stores. There is also a wide variety of specialist and more local retailers in the vicinity which encourages foot flow.

0208 681 2000

www.hnfproperty.com
Info@hnfproperty.com



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DESCRIPTION

The property comprises a good size shop recently used as a recruitment company office arranged over ground, lower ground and mezzanine levels and considered suitable for a variety of trades. The property has a good frontage, has excellent natural light from both the main frontage and a rooflight and staff and WC facilities on the mezzanine level to the rear. In addition, there is storage at lower ground floor and also a secondary means of escape. The property has gas fired central heating (not tested) and a suspended ceiling in the main shop area.

ACCOMMODATION

Gross Overall Frontage	6.1m	20'
Internal Width	5.94m	19'6
Ground Floor Shop Depth	6.98m	22'11
Ground Floor Front Sales	41.08m²	450 ft² (approx)
Mezzanine Level (Former Training Room)	31.59m²	340 ft² (approx)
Mezzanine Storage	7.90m²	85 ft² (approx)
Kitchen/staff room	3.25m²	35 ft² (approx)
Upper Mezzanine Store	8.8m²	95 ft² (approx)
Lower Ground Floor Sales/ Office	30.19m²	325 ft² (approx)
Lower Ground Floor Stores	18.58m²	200 ft² (approx)
Overall Total	147.71m²	1590 ft² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer

TENURE

The property is offered by way of a new lease the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A2 (Retail/Office) of the current Town and Country (Use Classes) Order, making the property suitable for a variety of trades including retail. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£24,500 (twenty four thousand five hundred pounds)** per annum exclusive is sought.

EPC RATING

The property has an Energy Performance Certificate rating of 106 within Band E.

VAT

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS

Viewings by prior arrangement – please telephone 0208 681 2000

SUBJECT TO CONTRACT

0208 681 2000



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