TO LET

13 Streatleigh Parade, Streatham High Road, London SW16 1EQ



Ground floor lock-up to let under a new lease

A highly visible ground floor lock-up shop to let a stones throw from Streatham Hill Station.

RENT

£23,000

per annum exclusive

hnf Property

0208769 0161

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Description

The property comprises a highly visible ground floor lock-up shop. The property is internally partitioned as a sales area with 2 private treatment rooms, a rear staff area and a WC. There is a rear fire exit via a communal accessway to the rear of the parade.

Location

The property is situated with a visible frontage to Streatham High Road, close to Streatham Hill station, and in a highly prominent position. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic. The parade benefits from the presence of a bus stop outside which enhances foot flow to the location. There is a nearby pedestrian crossing adding to foot fall.

The property shares the locality with a mixture of specialist and multiple occupiers with nearby multiples including Tesco and Sterling Ackroyd estate agents. The surrounding area is a densely populated residential catchment which the parade is able to service.

Accommodation

Gross frontage	6.721m (22ft)
Internal width	6.721m (22ft) reducing to3.197m (10ft)
Shop depth	7.523m (25ft)
Gross internal area	50.562m² (544ft²)
Staff area	3.80m² (41ft²)
WC	

Tenure

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

Rent

An initial rent of **£23,000** (Twenty three thousand pounds) **per annum exclusive** is sought.

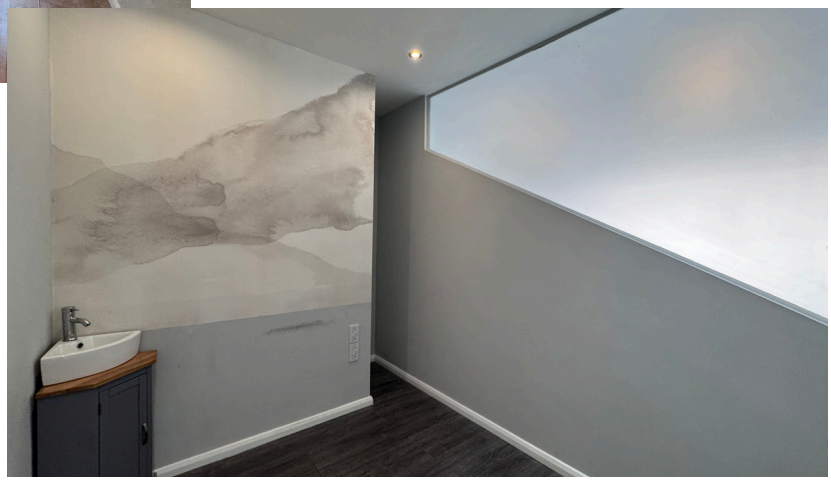
EPC

The property has an EPC rating of 39 within Band B.


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VAT

We are advised by our client that the property is not elected to VAT.

Business Rates

The property has a rateable value of £21,500 Interested parties should contact the Local Authority to confirm the rates payable. www.tax.service.gov.uk/business-rates-find/search

Use / Planning

We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

Interested parties should make enquiries of the Local Planning Department regarding their respective use prior to offer.

Contact

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