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HAIR SALON **TWIN HAIR** 020 3607 243<

BALHAM
**JOINERY
COMPANY**
Tel: 020 8648 3322
balhamjoinery.co.uk

175a

177 Streatham Road, Mitcham, CR4 2AG

Shop to Let

0208 681 2000

info@hnfproperty.com



specialist advice on all property matters

177 Streatham Road, Mitcham, CR4 2AG

£12,000 Per Annum Exclusive

LOCATION: -

The property is situated fronting Streatham Road between Streatham and Mitcham in a local but prominent position. The property benefits from a fair amount of passing vehicular traffic as Streatham Road forms part of a busy link road and bus route but pedestrian flow is relatively limited. The property has Ladbrokes Bookmakers next door but the area generally houses more local trades. The property is ideally suited to specialist or destination locations or trades. There are short term parking bays to the front which encourage some forms of quick stop trade and make loading relatively easy.

DESCRIPTION: -

The property comprises a ground floor shop fronted premises. The property has security shuttering and is arranged as a main sales area with additional rooms to the rear. The property is suitable for those businesses requiring limited sales space but with a reasonable frontage. There is a small forecourt to the front.

ACCOMMODATION:-

| | |
|----------------|-------------------------------------------|
| Gross frontage | 6.50m |
| Internal width | 6.23m |
| Shop depth | 12.37m |
| Sales area | 24.92m ² (268ft ²) |
| Rear room 1 | 9.52m ² (102ft ²) |
| Rear room 2 | 12.53m ² (134ft ²) |
| Internal WC | |

USE/PLANNING: -

We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order. Interested parties should make their own enquiries of the Local Planning Authority in respect of current and future uses.

TENURE: -

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

RENT/PRICE: -

An initial rent of £12,000 per annum exclusive is sought.

BUSINESS RATES: -

The property has a ratable value of £8,300.00. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -

An EPC has been commissioned and will be made available as soon as completed.

VAT: -

We are advised that no VAT will be payable in respect of rent and other outgoings.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



Viewings by prior arrangement - call our team for more information

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Date: 28th September 2021



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