

# TO LET

24 Streatham High Road, London, SW16 1DB



**Ground Floor Class E Unit**

A shop-fronted Class E unit available under a new lease, close to Streatham Hill Station

**RENT**  
**£25,000**  
per annum exclusive



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## Description

The property comprises a former estate agent’s office arranged entirely over ground floor and available under a new lease. The property is currently partitioned internally to create a main sales floor, together with rear staff / storage facilities and an internal WC. The property has a fire exit door to the rear. The property has a fully glazed shopfront, solid floors, a suspended ceiling with recessed lighting, electric heating, air conditioning and kitchenette facilities within the rear partitioned area. The property was previously used as retail offices but is considered suitable for a variety of uses within Class E.

## Location

The property is situated fronting Streatham High Road, close to Streatham Hill mainline station, and in a highly prominent position. The property shares the locality with a mixture of multiple and more local occupiers, with nearby multiples including Tesco convenience stores, Andrews Estate Agency, Mail Box and TaxAssist Accountants. A number of bus routes service Streatham High Road and the property benefits from considerable passing vehicular and pedestrian foot-flow. There are short-term parking bays nearby which encourage quick-stop trade to the locality. Streatham is a popular and reasonably affluent catchment which the locality is able to service.

## Accommodation

|                           |                                                                         |
|---------------------------|-------------------------------------------------------------------------|
| Gross frontage            | 5.7m                                                                    |
| Internal width            | 5.39m                                                                   |
| Maximum depth             | 15.56m                                                                  |
| Overall sales area        | 69.63m <sup>2</sup> (750ft <sup>2</sup> approx., currently partitioned) |
| Small store & Internal WC |                                                                         |

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## 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 **£25,000** (Twenty five thousand pounds) **per annum exclusive** is sought.

## EPC

The property has an EPC rating of 61 within Band C.





## Business Rates

The property has a rateable value of £20,250 (Twenty thousand two hundred and fifty pounds). Interested parties should contact the local authority to confirm the rates payable and any transitional reliefs available.

## VAT

We understand that the premises is not elected to VAT.

## Use / Planning

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

**Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.**

### Contact

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