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

£22,000

per annum exclusive

hnf Property

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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	69.63m² (750ft² approx., currently partitioned)
Small store & Internal 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 **£22,000** (Twenty two 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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