TO LET

52-54 Streatham High Rd, Streatham, London, SW16 1DA



Large Shop to Let

A ground floor former banking hall currently subject to works of alteration and some reconfiguration.

TO LET
£57,500
per annum exclusive

hnf Property

0208769 0161

hnfproperty.com

Specialist Advice on all property matters

Description

The property comprises a ground floor former banking hall currently subject to works of alteration and some reconfiguration. The property is arranged internally as two main areas and can be split to provide two individual units depending on tenant requirements. The property has a large overall frontage of 13m and internally the property is to be configured to provide good sized sales space with two sets of entrance doors together with useful ancillary storage, internal WCs and rear fire exits. The property is to have new fully glazed shop fronts, solid floors throughout and air conditioning (not tested).

Location

The property is situated fronting Streatham High Road in a highly prominent position close to Streatham Hill station in a popular trading pitch. The property immediately adjoins a Tesco convenience store which enhances foot-flow to the locality and there is a Fitness First directly opposite. There is also a pedestrian crossing immediately outside the subject unit which leads to further foot-flow but also encourages vehicular traffic to stop immediately outside. Streatham High Road forms part of the main A23 commuter route and the property benefits from considerable volumes of passing vehicular traffic which is particularly heavy during the rush-hour periods. The surrounding area is an extremely densely populated and increasingly affluent catchment which the locality is able to service.

Tenure

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

EPC

The property has an EPC rating of 49 within band B.

Accommodation

Gross frontage	13m
Internal width	12.8m
Maximum depth	14.5m
Sales area	169.29m2 (1,822ft2 approx.)
Kitchenette	5.32m2 (57ft2)
Former vault store	28.02m2 (302ft2)
Small store	8m2 (86ft2)
Office / store	6.13m2 (66ft2)
3 x WCs	
2 Rear fire exits	

The property may be subdivided to create two individual units with the following accommodation.

Unit 1

Gross frontage	4.5m
Internal width	3.8m widening to a maximum width of 6.2m
Maximum depth	14.5m
Sales area	73.04m2 (786ft2 approx.)
Kitchenette	5.32m2 (57ft2 approx.)
2 x WCs	

Unit 2

Gross frontage	8.4m
Internal width	8.1m narrowing to 6.5m
Maximum depth	12.9m
Sales area	96.25m2 (1036ft2)
Former vault	28.02m2 (302ft2)
Small store	8m2 (86ft2 approx.)
Office / store	6.13m2 (66ft2)
2 x WCs	

Rent

An initial rent of **£57,500** (Fifty seven thousand, five hundred pounds) **per annum exclusive** is sought.

Individual letting of units

In the event of an individual letting of units, the following rents will apply:

Unit 1 - **£27,500** (Twenty seven thousand, five hundred pounds) **per annum exclusive**

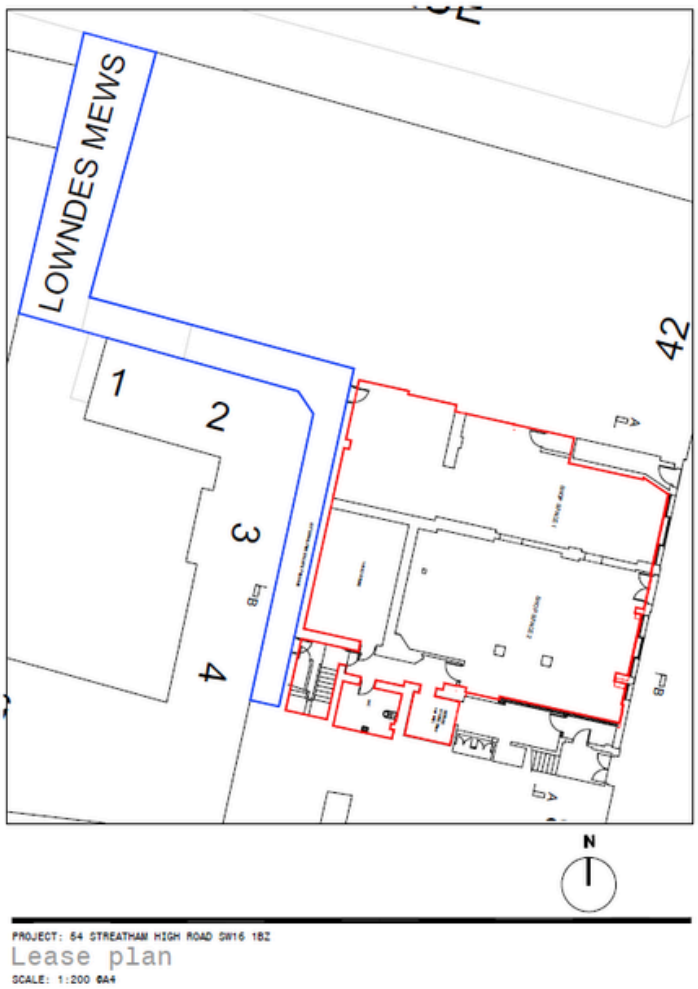
Unit 2 - **£37,500** (Thirty seven thousand, five hundred pounds) **per annum exclusive**



PROJECT: 54 STREATHAM High ROADWSB16SEG
DRAWING TITLE:
Proposed front elevation
SCALE: 1:100 @A3 DRAWING NUMBER: P-03A

Issued 30.01.25 for COMMENT
Revision A issued 04.02.25 for COMMENT

studio seventi
ARCHITECTURE LTD
www.studioseventi.co.uk
176 Brookehowse Road
London SE6 3TP
m:07985 507263
e:g.egbo@studioseventi.co.uk



Business Rates

The property has undergone some internal alteration therefore a re-valuation will be required.

VAT

We understand that the premises is not elected to VAT.

Use / Planning

We understand the property would fall within Class E and has been used for several years as a restaurant specialising in Thai food. The property has extraction equipment installed, for which planning was granted in 2013.

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

Contact

Franco Migliore
Agency Director
Enquiries@hnfproperty.com
0208 769 0161

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.