



**85 Streatham High Road, Streatham,  
SW16 1PH**

A visible & modern class E unit to let.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 85 Streatham High Road, Streatham, SW16 1PH

## £25,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Streatham High Road in a highly visible and prominent position. Streatham High Road forms part of the main A23 commuter road which is a bus route and the property benefits from vast quantities of passing vehicular & pedestrian traffic which is particularly heavy during the rush-hour periods. Local multiple traders include a Lidl directly opposite, B&Q, Holland and Barrett, Cash Convertors and Boots. Other traders include Subway, British Heart Foundation and Snappy Snaps. Streatham train station is just 0.4 miles away.

**DESCRIPTION:** - The property is a ground floor unit with a highly visible frontage and a fully glazed shopfront. There is a rear fire escape and suspended ceilings. The property is presented in modern condition and lends itself to a variety of uses having most recently been used as a recruitment office.

### **ACCOMMODATION:** -

Internal width	5.184m (17ft) approx.
Max depth	13.966m (46ft) approx.
Sales Area	72.399 m <sup>2</sup> (779ft <sup>2</sup> ) approx.

**TENURE:** - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

**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 wide variety of operations.

**RENT/PRICE:** - An initial rent of £25,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property will be re-rated. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 69 within band C.

**VAT:** - All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
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11<sup>th</sup> January 2023



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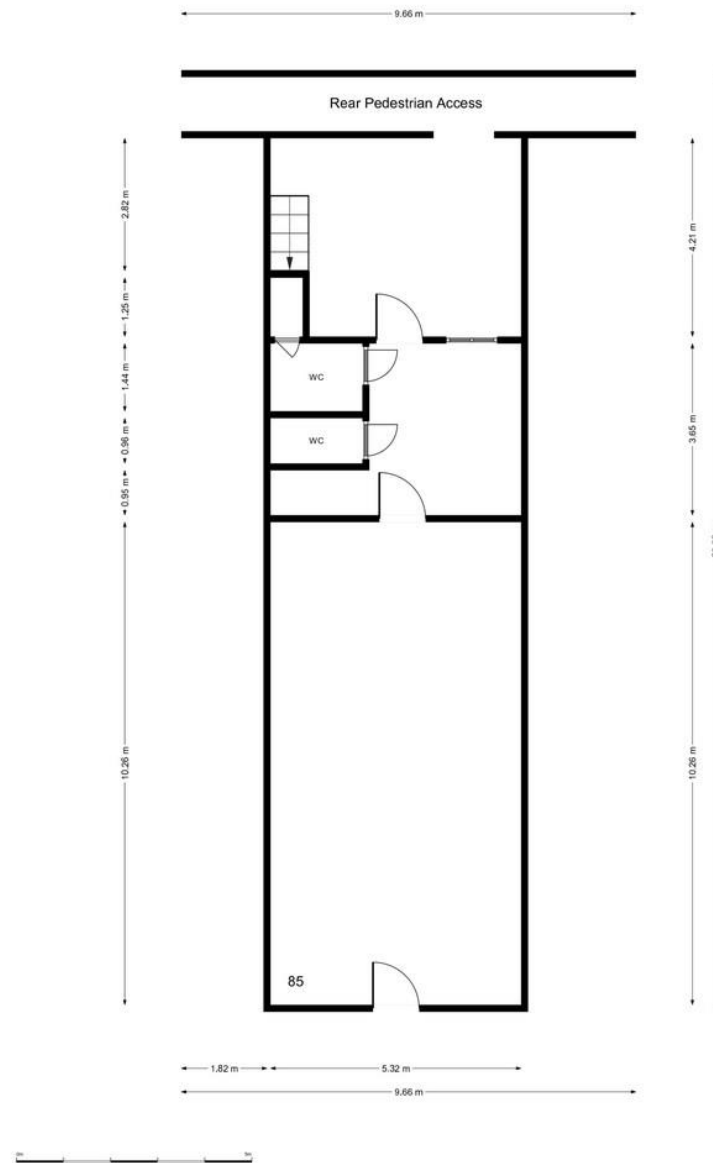
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