
TO LET

227 Streatham High Road, London, SW16 6EN



Retail Shop

A highly prominent ground floor lock-up shop with a small forecourt to let under a new lease.



0208769 0161

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Description

The property comprises a ground floor lock-up shop with an aluminium shop front. The property benefits from high ceilings, natural light from the front and back and a small forecourt to the front of the property. Internally there is a partitioned sales area, rear staff area and a WC. The property was most recently used as a retail shop, but is considered suitable for a variety of uses. Nearby traders include Tesco's, Sports Direct and Aldi.

Location

The property is situated fronting Streatham High Road, which forms part of the main A23 commuter route. The property benefits from vast quantities of passing vehicular traffic, which is particularly heavy during the rush hour period. Streatham High Road is on a bus route, which increases foot flow to the vicinity, and the surrounding area is a densely populated residential catchment. Streatham Train Station is within walking distance

Accommodation

Gross frontage

5.6 Sq m (18 ft)

Internal Width

6.58 Sq m (21 Sq.ft)

Shop Depth

9 Sq m (29 Sq.ft)

Sales Area

29.25 Sq m (314 Sq.ft)

Partitioned Rear Staff Area

10.5 Sq m (113 Sq.ft)

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 **£17,500 (Seventeen thousand, five hundred pounds) per annum exclusive** is sought.



EPC

The property has an EPC rating of 68 within Band C.

Business Rates

The property has a rateable value of **£13,500**.

Interested parties should make enquiries of the local authority regarding the rates payable.

<https://www.tax.service.gov.uk/business-rates-find/search>

VAT

We are advised by the landlord that the Property is not elected to VAT.

Use / Planning

we understand the property currently falls within Class E of the Town and Country Planning Use Classes Order and has most recently been used as a retail shop. **Interested parties should make their own enquiries of the local planning authority prior to offer.**

Contact

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