



## 6 Hopton Parade, Streatham High Road

Highly prominent shop to let opposite Streatham Station available under a new lease.

020 8681 2000

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# 6 Hopton Parade, Streatham High Road, London, SW16 6EP

## £20,000 Per Annum Exclusive – New Lease

**LOCATION:** - The property is situated fronting Hopton Parade in a highly prominent position opposite Streatham Station and the large Tesco superstore. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush-hour periods. There is a bus stop immediately outside the Parade which increases foot flow to the vicinity and the surrounding area is a densely populated residential catchment.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop, most recently used as a retail barber's shop but considered suitable for a variety of trades. The property has a part aluminium shopfront with security shuttering, reasonably high ceilings and a small covered yard storage area to the rear leading to a WC.

### **ACCOMMODATION:-**

Gross frontage	3.6m
Internal width	3.33m
Shop depth	8.61m
Sales area	28.64m <sup>2</sup> (308ft <sup>2</sup> ) approx.
Small store area	4.43m <sup>2</sup> (48ft <sup>2</sup> ) approx.
WC	

**USE/PLANNING:** - We understand the property falls within Class E of the current Town and Country Planning (Use Classes) Order and has most recently been used as a barber's shop. The property may suit a variety of trades but interested parties should make their own enquiries of the Local Planning Authority.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT/PRICE:** - An initial rent of £20,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £7,900. Interested parties should contact the local authority to confirm the rates PAYABLE. [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 74 within band C.

**VAT:** - We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

**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

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20<sup>th</sup> January 2022



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