

TO LET

Unit A 412-415 Streatham High Road, SW16 6EX



Ground floor lock up
shop

The premises comprises a highly visible ground floor class E premises in shell and core condition to let under a new lease.

RENT
£15,000
per annum exclusive



0208769 0161

hnfproperty.com

Specialist Advice on all property matters

Unit A 412-415 Streatham High Road, SW16 6EX

Description

The premises comprises a highly visible ground floor class E unit to let under a new lease. The property is considered suitable for a variety of uses such as retail, office, quasi medical and some leisure uses.

Location

The property is situated fronting Streatham High Road, opposite Streatham Common, and forming part of an extremely prominent, but secondary, parade. The property has a bus lane immediately outside of the premises increasing visibility, and the property shares the vicinity with a mixture of specialist retailers and service providers. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic, much of which is obliged to stop by nearby traffic lights. The property is, therefore, highly visible to passing traffic. The surrounding area is a densely populated residential catchment which the location is able to service.

Accommodation

Gross frontage	4.3m (14ft) approximately
Max Width	4.3m (14ft) approximately
Shop Depth	4.8m (16ft) approximately
Gross internal area	20m2 (222ft2) approximately

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 **£15,000** (Fifteen thousand pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 30 within Band B.



Business Rates

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

Interested parties should make enquiries of the local authority with regards to their rates payable.

VAT

All capital figures quoted are exclusive of VAT.

Use / Planning

We understand that the property currently falls within class E of the current town and country planning use classes order.

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.