



## 12 Gleneagle Road, London, SW16 6AB

Former catering premises to let fronting Gleneagle Road in southern  
Streatham and available under a new lease  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 12 Gleneagle Road, London, SW16 6AB

## £14,000 Leasehold

**LOCATION:** - The property is situated fronting Gleneagle Road which is positioned just off Streatham High Road to the south of the main commercial area. The property is within a short walk of Streatham mainline station and the property is set amongst mixed commercial property with an extremely densely populated catchment in the surrounding area. Gleneagle Road is a link road between Streatham and Tooting Bec and Balham and the property benefits from a good deal of passing vehicular traffic including some bus routes. There are some short-term parking bays and loading bays in Gleneagle Road which encourage quick stop trade to the vicinity.

**DESCRIPTION:** - The property comprises a ground floor lock-up premises, most recently used for a takeaway business. The property has a modern fully glazed shop front secured with electric security shuttering, part suspended ceiling, internal WC facilities and a small preparation area to the rear. The property has solid floors and is considered suitable for a variety of potential operations.

### **ACCOMMODATION:**

Gross frontage	4.83
Internal width	3.82m
Shop depth	9.37m
Sales area	35.82m <sup>2</sup> (385ft <sup>2</sup> ) approx.
Rear preparation room	8.19m <sup>2</sup> (88ft <sup>2</sup> ) approx.

Internal WC facilities

**USE/PLANNING:** - We understand the property currently falls within Class A5 (takeaway) of the current Use Classes Order but is considered suitable for a variety of potential operations. The property could revert to retail office or retail if required.

**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 £14,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £4,750. 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 Energy Performance Certificate rating of 62 within Band C Rating.

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

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

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Viewings by prior arrangement - call our team for more information

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