



## 11 Greyhound Lane, Streatham, SW16 5NP

Well positioned shop to let located just a few moments' walk from Streatham Common Station at a competitive rent

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



specialist advice on all property matters

# 11 Greyhound Lane, Streatham, London, SW16 5NP

## New Lease £11,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Greyhound Lane close to its junction with Ellison Road and just a few moments' walk from Streatham Common mainline station.

The property shares the parade with a number of local and specialist operators and is considered suitable for a variety of uses. Greyhound Lane is a very busy thoroughfare and bus route and there are bus stops nearby.

The surrounding area is a densely populated catchment which the property is able to service.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop considered suitable for a variety of uses.

The property has electric remote control security shuttering with a slightly arcaded shop front, suspended ceiling and a dedicated WC. The property is set behind a deep pavement.

### **ACCOMMODATION:**

Gross overall frontage 5m  
Internal width 4m narrowing to 3.03m at the very rear  
Maximum shop depth 8.5m  
Sales area 31.42m<sup>2</sup> (338ft<sup>2</sup>)

Small rear lightwell with access to a dedicated WC.

**USE/PLANNING:** - We understand the property currently falls within Class A1 (General Retail) and would suit a variety of trades.

**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 £11,000 (eleven thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has a ratable value of £7,000. 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 ... within Band... 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.

020 8681 2000

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)

 @hnfprop

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:  
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property