



# 114 Greyhound Lane, Streatham, London, SW16 5RN

Shop and basement to let  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 114 Greyhound Lane, Streatham, London, SW16 5RN

## £12,500 per annum exclusive is sought Leasehold

**LOCATION:** - The property is situated within a small local parade with a variety of traders situated within walking distance of Streatham & Streatham Common British Rail stations, 50m from the main junction with Streatham High Road.

**DESCRIPTION:** - The property comprises of a ground floor and basement and can be used as a Class A1 retail shop. The ground floor comprises of a main retail area and a secondary retail area and office. The frontage has bi-folding doors which can be opened to create an airy retail shop. There are toilets on the ground floor and basement. To the rear of the property there is a door leading to a paved courtyard garden.

**ACCOMMODATION:** -

Net Frontage	4.2m	(14')
Main Sales Area	31.69m <sup>2</sup>	(341ft <sup>2</sup> )
Secondary Sales Area & Office	17.83m <sup>2</sup>	(191.95ft <sup>2</sup> )
WC		
Basement	14.24m <sup>2</sup>	(152.84ft <sup>2</sup> )
WC		

The figures relating to the accommodation are approximate and rounded up for the purposes of guidance. They should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making any offers.

**USE/PLANNING:** - We understand the property currently falls within Class A1 (General Retail) of the current Town & Country (Use Classes) Order and is considered suitable for a variety of retail trades. Prospective purchasers/tenants are advised to make their own enquiries to the Local Planning Authority concerning existing and potential changes of use prior to making an offer.

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

**RENT/PRICE:** - An initial rent of £12,500 per annum exclusive is sought.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 124 within Band E Rating.

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

**BUSINESS RATES:** - The property has a ratable value of £8,000. 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)

**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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