



11 Leigham Hall Parade, Streatham High Road, London, SW16 1DR

Well positioned shop within a busy parade – to Let
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11 Leigham Hall Parade, Streatham High Road, SW16 1DR

£18,500 Leasehold

LOCATION: - The property is situated within the centre of Leigham Hall Parade fronting Streatham High Road, which forms part of the main A23 commuter route. The property benefits from significant volumes of passing vehicular traffic, some of which is forced to stop due to the nearby pedestrian crossing, enhancing the visibility of the unit.

There is a good volume of pedestrian flow, which is generated from the large amounts of retail nearby which is predominantly independent traders. There are some multiples nearby such as Nando's restaurant, Halifax bank, Foxtons estate agents and Jacksons estate agents. The pedestrian crossing brings additional footfall to the parade and there are short term parking bays within the immediate vicinity, which encourages quick stop trade.

DESCRIPTION: - The property comprises a lock-up shop, most recently used as an estate agents' office. The premises has a glass shop front and is secured by electric shutters. There is a small kitchenette and internal WC to the rear. The property is considered suitable for a variety of trades.

ACCOMMODATION:

Gross frontage	5.12m
Internal width	4.60m
Shop depth	11.54m
Kitchenette	3.56m
Sales area	45.66m ² (491ft ²)

USE/PLANNING: - We understand the property currently falls within Class E of the current Use Classes Order and would suit a variety of retail 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 £18,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £13,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an Energy Performance Rating of 98 within Band D.

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

020 8769 0161

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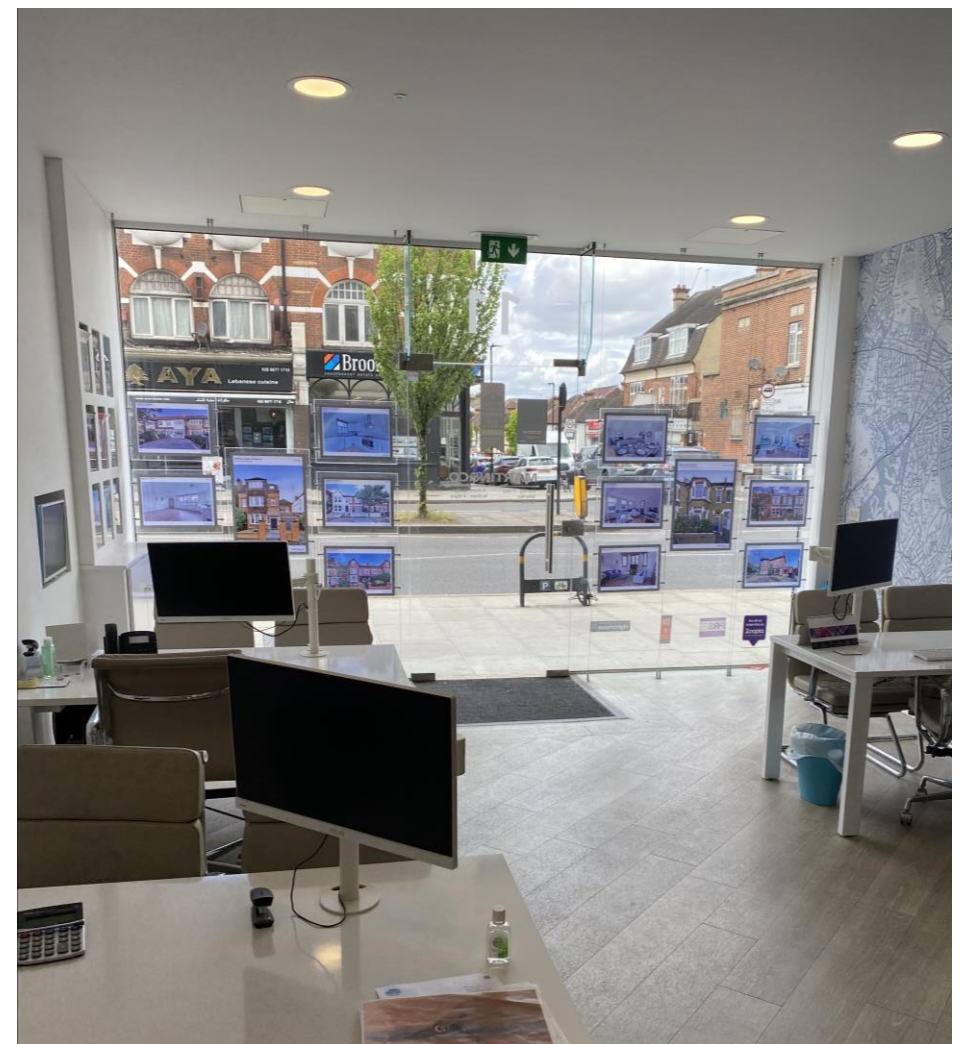
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Date: 21.05.2021



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