



# 401 Streatham High Road, SW16 3PE

Highly visible corner position 221m2 commercial premises to let

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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## £50,000 per annum exclusive

**LOCATION:** - Located at the junction of Streatham High Road and Green Lane between Streatham and Norbury and providing an overall area of 221m<sup>2</sup> (2380ft<sup>2</sup> approximately).

The property is situated with a large frontage to Streatham High Road to the south of Streatham Common but to the north of the centre of Norbury. The property is within walking distance of Norbury mainline station and also has a return frontage onto Green Lane. The property is in an exceptionally prominent position fronting the A23 commuter route and the property benefits from significant passing vehicular traffic, particularly heavy during the rush-hour periods, in a densely populated residential catchment in surrounding areas. There are nearby bus stops and there is also a loading bay accessible on the Green Lane return.

**DESCRIPTION:** - The property comprises a newly built ground floor commercial unit somewhat irregular in shape but with very large frontages and high visibility. The property is to be offered as

a shell ready for a tenant's fit-out with new services to service heads, solid floors, access to mains drainage, etc. The property is considered suitable for a wide variety of uses including retail, retail office or possible alternative uses

### **ACCOMMODATION:**

Gross Frontage to Streatham High Road	36m
Return Frontage to Green Lane	17m
Overall Floor Area gross internal	221m <sup>2</sup> (2380ft <sup>2</sup> approx.)

**USE/PLANNING:** - We understand the property is newly built and will fall within Class A1 and A2 of the current Town and Country Planning (Use Classes) Order. The property is considered suitable for alternative uses including potentially D1 (Medical / Quasi Medical), D2 (Leisure) and possibly B1 (Office).

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

Alternatively, consideration may be given to the sale of a 125 year lease at a peppercorn ground rent.

**RENT/PRICE:** - An initial rent of £50,000 (fifty thousand pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property is yet to be rated as it is newly constructed. 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 is a newly built shell and an EPC assessment is yet to be undertaken.

**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 or joint agents Rapleys. Attn Will Primrose.

020 8681 2000

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