



# 114 Streatham High Road, London, SW16 1BW

Highly prominent corner position shop to let  
020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 114 Streatham High Road, London, SW16 1BW

## £28,500 Per Annum Exclusive – New Lease

**LOCATION:** - The property is situated fronting Streatham High Road in a good secondary position and in a corner setting with a return frontage to Kingscourt Road, facing northbound traffic. The property, therefore, has an excellent overall frontage and benefits from a corner door. The property shares the vicinity with a mixture of multiple traders and specialist operators with nearby multiples including KFC, Carpetright, Savers, Nando's and British Heart Foundation. The property is visible to vast quantities and passing vehicular traffic as the property fronts Streatham High Road which is part of the main A23. There are short-term parking bays in the immediate vicinity which encourages quick stop trade to the environment. There are also some side road parking areas. The property benefits from a fair amount of pedestrian flow generated by nearby operators and there is a nearby pedestrian crossing which encourages foot flow to the pitch. The surrounding area is a densely populated residential catchment which the property is able to service.

**DESCRIPTION:** - The property comprises a corner position shop and basement, most recently forming part of a building society office and considered suitable for a variety of uses. The property has a good frontage and return frontage, suspended ceiling, air conditioning

(not tested), internal male and female WCs, a small private office and a staff area together with a rear fire exit. The basement is made up of three principal areas and is full height with the benefit of power.

### **ACCOMMODATION:**

Gross frontage 6m  
Return frontage 7.67m  
Internal width 5.73m narrowing to 5.42m  
Shop depth 10.76m  
Sales area 60.13m<sup>2</sup> (647ft<sup>2</sup>) approx.  
Private office/store 7.56m<sup>2</sup> (81ft<sup>2</sup>) approx.  
Staff/Kitchen area 7.44m<sup>2</sup>  
2 WCs  
Basement 44.62m<sup>2</sup> (480ft<sup>2</sup>) approx.  
divided into three main areas.

**USE/PLANNING:** - The property was most recently used as a building society office, and we believe now falls within Class E of the latest Town & Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses. The property was most recently used as a building society office.

Property is considered to be suitable for a variety of uses.

**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 £28,500 per annum exclusive is sought.

**BUSINESS RATES:** - The property has a rateable value of £25,500 per annum. 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 EPC rating of 76 within Band D.

**VAT:** - We are advised by the landlord that the property is not elected to VAT and VAT will not be chargeable on rents.

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

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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Date: 20 June 2022



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