

114 Streatham High Road, London, SW16 1BW

Highly prominent corner position shop to let 020 8681 2000 info@hnfproperty.com



specialist advice on all property matters

114 Streatham High Road, London, SW16 1BW £35,200 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 guick 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.

ACCOMMODATION:

Gross frontage 6m Return frontage 7.67m

Internal width 5.73m narrowing to 5.42m

Shop depth 10.76m

Sales area 60.13m² (647ft²) approx. Private office/store 7.56m² (81ft²) approx.

Staff/Kitchen area 7.44m²

2 WCs

<u>USE/PLANNING</u>: - 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 onsidered 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.

<u>RENT/PRICE</u>: - An initial rent of £35,200 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

EPC RATING: The property has an EPC rating of 76 within Band D.

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

<u>VIEWINGS</u>:- 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

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

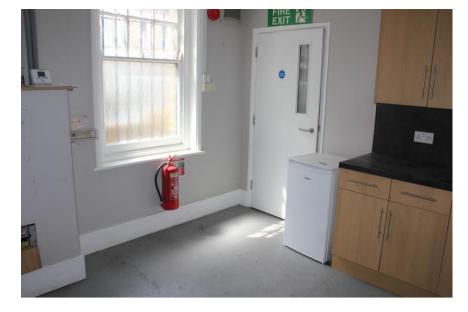
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Date: 20 June 2022











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