



246 STREATHAM HIGH ROAD, LONDON, SW16 1BB

980ft<sup>2</sup> shop to let in a prominent corner position on Streatham High Road and available under a new Lease



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# 246 Streatham High Road, London, SW16 1BB

Rent: £35,000 per annum exclusive

## **LOCATION:**

The property is situated fronting Streatham High Road, at the corner of Prentis Road, in a highly prominent position to passing traffic and within a popular retail environment. The property shares the vicinity with a mixture of local and specialist trades and multiple occupiers, nearby multiples including William Hill, Paddy Power, Subway, Shelter, Lidl, and Cash Converters. The property is very close to a nearby medical centre and there are public houses nearby.

There are loading bays immediately adjoining the property in Prentis Road and also some short-term parking bays. There is a nearby pedestrian crossing which enhances foot flow to the pitch.

## **DESCRIPTION:**

The property comprises a corner position shop with an excellent frontage and return frontage, currently partitioned to create a front sales area and rear ancillary, but capable of being opened up to a single open plan sales area. The property has solid floors, very good ceiling

heights and a fire exit at the very rear together with an internal WC. The property is considered suitable for a wide variety of uses.

## **ACCOMMODATION:**

Gross frontage	6.6m
Return frontage	6.0m
Internal width	6.6m narrowing to 6.13m and narrowing further towards the rear
Maximum shop depth	18.48m
Sales area	91.0m <sup>2</sup> (980ft <sup>2</sup> ) approx.
Internal WC	
Rear fire exit	

## **USE/PLANNING:**

We understand the property would be designated within Class E of the most recent Use Classes Order and would suit a variety of uses. Class E includes retail, retail office, some catering, medical and quasi-medical uses. This will enable a wide variety of trades to potentially occupy.

## **TENURE:**

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

## **RENT:**

An initial rent of £35,000 (thirty five thousand pounds) per annum exclusive is sought.

## **BUSINESS RATES:**

The property has a ratable value of £25,750.00. 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 80 within Band D.

**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.

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



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