



246 Streatham High Road, London

Prominent corner position shop facing Streatham High Road



020 8681 2000

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246 Streatham High Road, London, SW16 1BB

£35,000 Leasehold

LOCATION: - The property is situated in Streatham High Road at the corner of Prentis Road part of the heart of the main retail area of Streatham. Streatham High Road forms part of the main A23 commuter route and the property benefits from considerable passing vehicular traffic and good pedestrian foot flow which is generated by nearby retailers. The property shares the vicinity with a mixture of local and multiple occupiers and benefits from a corner position full glazed frontage.

DESCRIPTION: - The property comprises a corner positioned shop with floor to ceiling glazed frontage and return. The shop has good ceilings height and has a large 750ft² sales area. To the rear of the main retail area is an office/store. At the back of the unit is a large staff/kitchen area. The shop has Class A2 professional services use and with the glazed corner position would ideally suit an estate agency.

ACCOMMODATION:

Gross frontage	6.43m	(23ft)
Internal frontage	5.4m	(17.7ft)
Shop depth	11m	(36ft)
Maximum sales area	70.4m ²	(757ft ²)
Kitchenette/staff area/WC	7.1m ²	(76ft ²)

USE/PLANNING: - We understand the property currently falls within Class A2 (Professional Services) of the current Use Classes Order and would suit a variety of similar trades. It can also be used as an A1 retail shop.

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

RENT/PRICE: - An initial rent of £35,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £25,750. 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 Certificate rating of 80 within Band D Rating

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.

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