



26 Streatham High Road, London SW16 1DB

Shop/office TO LET positioned in a highly prominent spot on Streatham High Road and available under a new lease.

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Rent £20,000 per annum exclusive

LOCATION: -

The property is situated fronting Streatham High Road in a highly prominent position close to Streatham Hill Station. The property shares the vicinity with a mixture of local and national trades with nearby multiples including Pizza Express, Tesco, William Hill, Haarts Estate Agency and NatWest Bank. The property benefits from a good deal of pedestrian flow and passing vehicular traffic is relatively constant. Streatham High Road forms part of the main A23 and is a busy bus route. There are short term parking bays immediately outside the subject unit together with a number of loading bays. The surrounding areas are extremely densely populated and increasingly affluent which the subject unit is able to service.

DESCRIPTION: -

The property comprises a fully glazed ground floor shop fronted office most recently occupied by a major insurance company and considered suitable for a variety of Class A2 (Professional Services) trades. The premises can also revert back to Class A1 (Retail) giving it a multitude of different

options. The property has a good size frontage in excess of 5m. Currently set out as a front retail area with a secondary area/office. This is just a partition wall which could be opened up to create a large retail area. To the rear is a separate kitchen, WC and store/staffroom.

ACCOMMODATION

Net frontage	5.38m (17"6)
Maximum shop depth	11.53m (37"7)
Overall sales areas	62m ² (667ft ²)
Kitchen	3.6m ² (38.7ft ²)
Storeroom	9.39m ² (101ft ²)
WC	

TENURE: -

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

USE/PLANNING: -

We understand the property currently falls within Class A2 (Retail/Office) of the current Use Classes Order and would suit a variety of trades.

RENT: -

An initial rent of £20,000 pax is sought.

EPC RATING: - The property has an Energy Performance Certificate rating of 82 within Band D Rating.

BUSINESS RATES: - The property has a rateable value of £19,500. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

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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Viewings by prior arrangement - call our team for more information

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