



52-54 Streatham High Rd, Streatham, London, SW16 1DA

Large shop to let – may split.



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52-54 Streatham High Road, Streatham, London, SW16 1DA

Rent: £57,500 per annum exclusive for the entirety

LOCATION: - The property is situated fronting Streatham High Road in a highly prominent position close to Streatham Hill station in a popular trading pitch. The property immediately adjoins a Tesco convenience store which enhances foot-flow to the locality and there is a Fitness First directly opposite. There is also a pedestrian crossing immediately outside the subject unit which leads to further foot-flow but also encourages vehicular traffic to stop immediately outside. Streatham High Road forms part of the main A23 commuter route and the property benefits from considerable volumes of passing vehicular traffic which is particularly heavy during the rush-hour periods. The surrounding area is an extremely densely populated and increasingly affluent catchment which the locality is able to service.

DESCRIPTION: - The property comprises a ground floor former banking hall currently subject to works of alteration and some reconfiguration. The property is arranged internally as two main areas and can be split to provide two individual units depending on tenant requirements. The property has a large overall frontage of 13m and internally the property is to be configured to provide

good sized sales space with two sets of entrance doors together with useful ancillary storage, internal WCs and rear fire exits. The property is to have new fully glazed shop fronts, solid floors throughout and air conditioning (not tested).

ACCOMMODATION: -

Gross frontage	13m
Maximum internal width	12.8m
Maximum shop depth	14.5m
Maximum sales area	169.29m ² (1,822ft ² approx.)
Kitchenette	5.32m ² (57ft ²)
Former vault store	28.02m ² (302ft ²)
Small store	8m ² (86ft ²)
Office / store	6.13m ² (66ft ²)
3 x WCs	
2 rear fire exits.	

The property may be subdivided to create two individual units with the following accommodation.

Unit 1

Gross frontage	4.5m
Internal width	3.8m widening to a maximum width of 6.2m
Maximum shop depth	14.5m
Sales area	73.04m ² (786ft ² approx.)
Kitchenette	5.32m ² (57ft ² approx.)
2 x WCs	

Unit 2

Gross frontage	8.4m
Internal width	8.1m narrowing to 6.5m
Maximum shop depth	12.9m
Sales area	96.25m ² (1036ft ²)
Former vault store	28.02m ² (302ft ²)
Small store	8m ² (86ft ² approx.)
Office/store	6.13m ² (66ft ²)
Internal WC	

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

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:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
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USE/PLANNING: - We understand the property would fall within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and was most recently used as a banking hall. The property is considered suitable for a wide variety of uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT: - An initial rent of £57,500 (fifty-seven thousand five hundred pounds) per annum exclusive is sought for the entirety.

In the event of an individual letting of units, the following rents will apply:

Unit 1 - £27,500 (twenty-seven thousand five hundred pounds) per annum exclusive.

Unit 2 - £37,500 (thirty-seven thousand five hundred pounds) per annum exclusive.

BUSINESS RATES: - The property has a rateable value of £54,000 but this includes first floor ancillary accommodation, which will no longer be included in the demise. The ground floor will require a revaluation of rateable values which depend on whether the unit is let as a whole or as two units.

Interested parties should make enquiries of the VOA regarding the rates payable in respect of the units.

EPC RATING: - A new EPC has been commissioned, and the results will be made available upon receipt.

VAT: - We understand the property is not currently elected to VAT.

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

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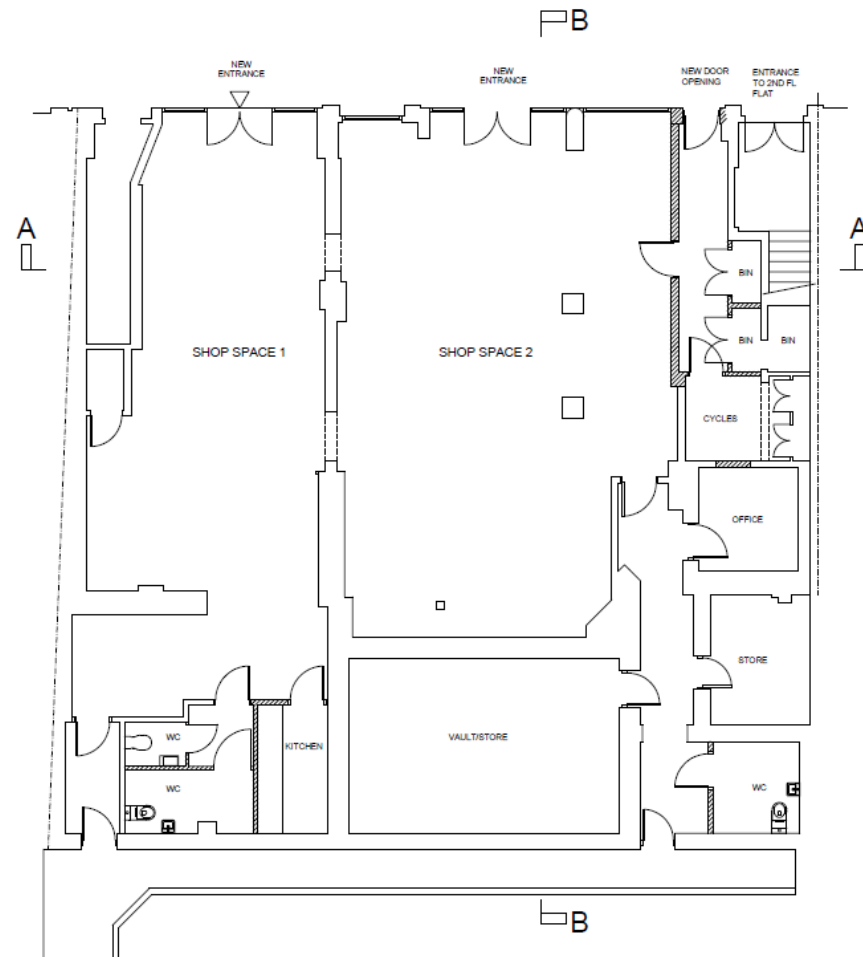
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PROJECT: 54 STREATHAM HIGH ROAD SW16 1EG

DRAWING TITLE:

Proposed ground floor plan

SCALE: 1:100 A3 DRAWING NUMBER: P-02A



Issued 30.01.25 for COMMENT
Revision A issued 04.02.25 for COMMENT

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PROJECT: 64 STREATHAM HIGH ROAD/SE16EG

DRAWING TITLE:

Proposed front elevation

SCALE: 1:100 @A3 DRAWING NUMBER: P-03A



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