



54 Streatham High Road, London, SW16 1DA

Good sized Class E unit to let close to a Tesco convenience store and

Streatham Hill Station

020 8681 2000 | info@hnfproperty.com



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Rent £37,500 per annum exclusive.

LOCATION: - The property is situated fronting Streatham High Road in a prominent trading position fairly close to Streatham Hill mainline station. The property has a pedestrian crossing immediately outside which encourages foot flow to the locality and also forces vehicular traffic to stop periodically. The property is a couple of doors away from a Tesco convenience store which also enhances foot flow to the locality. The property is set behind a deep pavement and formerly formed part of a banking hall. Streatham High Road forms part of the main A23 commuter route and the property benefits from considerable volumes of passing vehicular traffic. The surrounding area is a densely populated catchment which the locality is able to service.

DESCRIPTION: - The property comprises a ground floor shop fronted unit forming part of a banking hall. The property is to have a new shopfront and has useful additional storage to the rear together with a fire exit.

ACCOMMODATION: -

Gross frontage 8.4m
Internal width 8.1m narrowing to 6.5m.

Max shop depth 12.9m
Sales area 96.25m² (1,036ft²)
Former vault store 28.02m² (302ft²)
Small store 8m² (86ft²)
Office/store 6.13m² (66ft²)
Internal WC

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

USE/PLANNING: - We understand the property was most recently occupied as a banking hall and would fall within Class E of the latest Town and Country Planning (Use Classes) Order. The property is considered suitable for a variety of uses.

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

RENT/PRICE: - An initial rent of £37,500 (thirty-seven thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: - The property is due to be re-assessed for business rates and will have a new rateable value designated.
www.tax.service.gov.uk/business-rates-find/search

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

020 8769 0161

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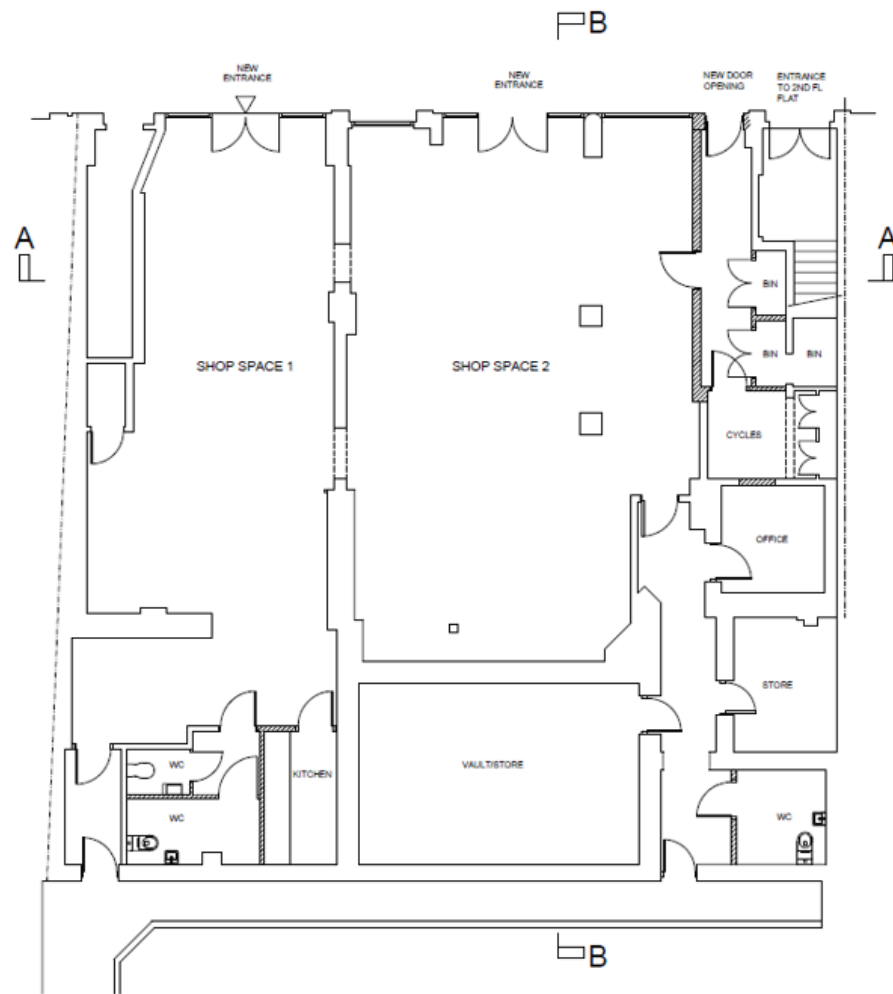
Viewings by prior arrangement - call our team for more information.

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1st May 2025



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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: 54 STREATHAM HIGH ROAD/1616E9EG

DRAWING TITLE:

Proposed front elevation

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



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