



## 13 Streatleigh Parade, Streatham High Road, SW16 1EQ

A well-appointed ground floor lock-up shop to let available under a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 13 Streatleigh Parade, Streatham High Road, London, SW16 1EQ

## Passing Rent: £23,500 per annum exclusive

**LOCATION:** - The property is situated with a visible frontage to Streatham High Road, close to Streatham Hill station, and in a highly prominent position. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic. The parade benefits from the presence of a bus stop outside which enhances foot flow to the location. There is a nearby pedestrian crossing adding to foot fall.

The property shares the locality with a mixture of specialist and multiple occupiers with nearby multiples including Tesco, Haart and Sterling Ackroyd estate agents. The surrounding area is a densely populated residential catchment which the parade is able to service.

**DESCRIPTION:** - The property comprises a ground floor well-appointed lock-up shop currently trading as a hair and beauty salon. The property is internally partitioned as a salon with 2 private treatment rooms, a rear staff area and a WC. There is a rear fire exit via a communal accessway to the rear of the parade.

**ACCOMMODATION:** -

Gross frontage	6.721m (22ft)
Internal width	6.721m (22ft) reducing to 3.197m (10ft)
Shop depth	7.523m (25ft)
Gross internal area	50.562m <sup>2</sup> (544ft <sup>2</sup> )
Staff area	3.80m <sup>2</sup> (41ft <sup>2</sup> )
WC	

**USE/PLANNING:** -

We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

**Interested parties should make enquiries of the Local Planning Department regarding their respective use prior to offer.**

**TENURE:** - The property is to be offered by way of a new lease.

**RENT:** - £23,500 per annum exclusive is required.

**PREMIUM:** -Premium offers for the fixtures and fittings of the premises are sought.

**BUSINESS RATES:** -The property has a rateable value of £19,000 (Nineteen thousand pounds). 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 39 within Band B.

**VAT:** - We understand that the property is 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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Date: 10/03/2025



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