



15 Streatleigh Parade, Streatham High Road, SW16 1EQ

Well positioned shop within a busy parade – TO LET
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15 Streatleigh Parade, Streatham High Road, SW16 1EQ

£28,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Streatham High Road close to the junction with Leigham Court Road and Streatham Hill overground station. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic, particularly during the rush hour periods with a fair amount of pedestrian flow generated by nearby traders including Townends Estate Agents, Fitness First Gym and numerous more local and specialised traders.

The surrounding areas are densely populated residential catchments which the property is able to service including a large mansion block immediately above the parade.

DESCRIPTION: - The property comprises a ground floor lock-up shop, previously used as a dry cleaners. The property has a glass shopfront with electric security shutters and is roughly rectangular in shape. There is rear pedestrian access, a private WC and small storage area. The property is considered suitable for a variety of retail businesses.

ACCOMMODATION:

Gross frontage	7.20m
Internal width	7.05m
Shop depth	10.05m
Total sales area	70.85m ² (762ft ²)
Store	20.83m ² (224ft ²)

USE/PLANNING: - We understand the property currently falls within Class E of the current Use Classes Order and would suit a wide variety of retail trades

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

RENT/PRICE: - An initial rent of £28,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £15,750. 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 Rating of 227 within Band G which falls below acceptable standards. The landlord will be undertaking the necessary works to bring the property to an acceptable EPC rating.

VAT: - Rent and other outgoings may be subject to VAT. Further enquiries should be made of the letting agents in this regard.

VIEWINGS: - Viewings by prior arrangement – Please telephone HNF Property on 0208 681 2000 or info@hnfproperty.com

Or our joint agents Jenkins Law on 0207 440 1840 or ryan@jenkinslaw.co.uk

020 8769 0161

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

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