



16 Wellfield Road, Streatham, London, SW16 2BP

Large community building to let offering excellent flexibility under a new lease.

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16 Wellfield Road, Streatham, London, SW16 2BP

Rent: £70,000 (seventy thousand pounds p.a.x.)

LOCATION: - The property is situated fronting Wellfield Road in the heart of Streatham within walking distance of the High Road and with access to both Streatham and Streatham Hill stations. Streatham High Road is a busy thoroughfare and bus route forming part of the main A23. The property is also within reasonable striking distance of the open spaces at Streatham Common. The surrounding area, in the heart of Lambeth, is a densely populated catchment which the building is able to service.

DESCRIPTION: - The property comprises a large period built, and impressive property originally constructed as a Presbyterian Hall and more recently occupied by a community trust. The property is arranged over ground, first and second floors and provides extremely flexible accommodation including halls at ground and first floor and classroom areas also at first floor. There is a self-contained side annexe and further loft space which could be utilised to provide additional accommodation. There is a small, covered yard area providing outside space or limited car parking.

The property has central heating (not tested), a personnel lift (not tested) and is considered to be suitable for a wide variety of operations.

ACCOMMODATION: -

Ground floor	
Entrance hall	
Reception office	1.55m ² (124ft ²) approx.
Additional ground floor office	12.99m ² (140ft ²) approx.
Rear ground floor hall	94.46m ² (1017ft ²) approx.
First floor hall	89.86m ² (967ft ²) (with some restricted height)
First floor office/classroom	36.79m ² (396ft ²) approx.
First floor office 2	9.88m ² (106ft ²) approx.
First floor office 3	33.25m ² (356ft ²) approx.
First floor kitchen	6.87m ² (74ft ²) approx.

Second floor – office 1 33.05m² (356ft²) approx.

Second floor – office 2 10.59m² (114ft²) approx.

Annexe

Main room	27.25m ² (293ft ²) approx.
Room 2	6.33m ² (68ft ²) approx.
Room 3	9.8m ² (106 ft ²) approx.
Room 4	10.8m ² (116ft ²) approx.
Additional loft rooms totalling	34.21m ² (368ft ²) approx.

TOTAL 427.5m² (4600ft²) approx.

WCs in main building and annexe

Small stores

Covered yard/car parking space.

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

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USE/PLANNING: - We understand the property currently falls within Class F1/F2 of the Town and Country Planning (Use Classes) Order and has been used by a community trust for many years. The property is considered suitable for a variety of operations and provides good flexibility in layout.

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

RENT: -An initial rent of £70,000 (seventy thousand pounds) per annum exclusive is sought.

EPC RATING: - The property has a current EPC rating of 124 within Band E.

VAT: -We understand that the property has not been elected to VAT and therefore VAT will not be chargeable on rents.

BUSINESS RATES: - The property has a rateable value of £37,500. Interested parties should make enquiries of the rating authority as to rates payable. www.tax.service.gov.uk/business-rates-find/search

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

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