



13 Leigham Hall Parade, Streatham High Road, London, SW16 1DR

Well positioned shop within a busy parade – to Let.
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

13 Leigham Hall Parade, Streatham High Road, SW16 1DR

£18,500 Leasehold

LOCATION: - The property is situated within the centre of Leigham Hall Parade fronting Streatham High Road, which forms part of the main A23 commuter route. The property benefits from significant volumes of passing vehicular traffic, some of which is forced to stop due to the nearby pedestrian crossing, enhancing the visibility of the unit.

There is a good volume of pedestrian flow, which is generated from the large amounts of retail nearby which is predominantly independent traders. There are some multiples nearby such as Nando's restaurant, Halifax bank, Foxtons estate agents and Jacksons estate agents. The pedestrian crossing brings additional footfall to the parade and there are short term parking bays within the immediate vicinity, which encourages quick stop trade.

DESCRIPTION: - The property comprises of a lock-up shop, most recently used as an vape shop. The premises has a glass shop front and is secured by electric shutters. There is a storage area and internal WC to the rear. The property is considered suitable for a variety of trades.

ACCOMMODATION:

| | |
|----------------|---|
| Gross frontage | 5.20m |
| Internal width | 5.06m |
| Shop depth | 11.50m |
| Sales area | 44.16m ² (475ft ²) |
| Storeroom | |
| WC | |

USE/PLANNING: - We understand the property currently falls within Class E of the current Use Classes Order and would suit a 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 £18,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £14,750. 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 97 within Band D.

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

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com



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.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 21.05.2021



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

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.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 21.05.2021



specialist advice on all property matters