



112 Streatham High Road, London, SW16 1BW

Good sized centrally located shop to let
020 8681 2000 | info@hnfproperty.com



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£30,000 Per Annum Exclusive – New Lease

LOCATION: -

The property is situated fronting Streatham High Road in a good secondary location just off the prime pitch of the High Road. The property shares the vicinity with a mixture of multiples and more specialist local traders with nearby multiples including KFC, Savers, Carpetright, Nando's and British Heart Foundation. There are nearby short-term parking bays on the High Road together with some parking inside roads. Streatham High Road forms part of the main A23 and the property benefits from vast quantities of passing vehicular traffic and there is a good deal of pedestrian foot flow created by nearby operations. The surrounding area is an extremely densely populated and reasonably affluent catchment.

DESCRIPTION: -

The property comprises a ground floor lock-up shop fronted premises, most recently having formed part of a building society office. The property has a suspended ceiling, air conditioning (not tested), partitioned rear office and a disabled WC. The property is considered suitable for a variety of trades.

ACCOMMODATION:

Gross frontage	4.1m
Internal width	4.06m widening to 4.83m towards the rear
Maximum shop depth	18.87m
Sales area	78.95m ² (850ft ²) approx.
Disabled WC	

NB: It is possible that the property may be let in conjunction with No. 114 Streatham High Road with which it currently interconnects. Further details are available from the agents upon request.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and would be considered suitable for a variety of uses. The property was most recently used as a building society office.

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 £30,000 per annum exclusive is sought.

BUSINESS RATES: - The property was previously rated in conjunction with No. 114 Streatham High Road and will require re-rating if let as an individual unit. 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 EPC rating in conjunction with No. 114 Streatham High Road of 76 within Band D. An individual EPC rating may be required if the unit is let individually.

VAT: - We are advised by the landlord that the property is not elected to VAT and VAT will not be chargeable on rents.

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: 20 June 2022



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