



CITY SCHOOL LTD TEL: 020 8677 2284
ACCA , AAT , SAGE PAYROLL AND BOOK KEEPING

PAYROLL SERVICES
TAXATION SERVICES
ACCOUNTING SERVICES

ED TATTOO Electric Tattooing

344C
CLEAN BRIGHT BOLD
EXPERT TATTOOING
HONOUR INDEXED TATTOO
IN ALL STYLES

342
DD
DOUGLAS DARKO & CO LTD
Chartered Certified Accountants & Registered Auditors
Tel 020 8677 1374
www.douglasdarko.com

- Accountancy Services
- Company Formation
- Banking Services
- Payroll Services
- Val. Preparations
- Taxation Service

DOUGLAS DARKO & CO LTD
Tel 020 8677 1374
Email: accounts@ddouglasdarko.com

A.L.HUGHES & CO. Solicitors
1950
www.alhughes.co.uk

RED ROUTE
No stopping
Mon Sat
7am - 7pm
Except 10am - 4pm
loading
max 20 mins

40
A.L. HUGHES & Co
OF HOUSE
MON 19.30-19.00
TEL 8749 7100
alhughes@aia
Solicitors & Chartered Accountants

342 Streatham High Road, London,
Highly prominent ground floor lock-up shop to let under a new lease



020 8681 2000 | info@hnfproperty.com

specialist advice on all property matters

342 Streatham High Road, London, SW16 6HH

£17,500 Per Annum Exclusive

LOCATION: - The property is situated fronting Streatham High Road which forms part of the main A23 commuter route benefitting from vast quantities of passing vehicular traffic which is particularly heavy during the rush-hour periods. Streatham High Road is on a bus route which increases foot flow to the vicinity and the surrounding area is a densely populated residential catchment. The property further benefits from a loading bay outside.

DESCRIPTION: - The property comprises a ground floor lock-up shop with an aluminum shop front, electric shutters, exposed brickwork, high ceilings and natural light from the front and back. To the rear of the property is a WC. The property was most recently used as a hair salon but is considered suitable for a variety of trades. Nearby traders include Aldi, Tesco's, Sports Direct, and Streatham Train Station.

ACCOMMODATION:

Gross frontage	6.406m (21ft)
Internal width	3.63m (11ft 11) narrowing to 3.07m (10ft 1)
Shop depth	9.43m (30ft 11)
Sales area	31.37m ² (338ft ²) approx.
WC	

USE/PLANNING: - We understand the property falls currently within Class E of the Town and Country Planning (Use Classes) Order and has most recently been used as a hair salon. The property may suit a variety of trades but interested parties should make their own enquiries of the Local Planning Authority.

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 £17,500 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £6,500. 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 of C.

VAT: - We are advised by the landlord that the property is not elected to VAT

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: 7th September 2022



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: 7th September 2022



specialist advice on all property matters