



STIRLING  
ACKROYD

**TO LET**

**67 Streatham Hill,  
London, SW2 4TX**

**1,724 sq ft**

**Available Now -  
Restaurant/Bar  
Opportunity - Streatham**



**VIDEO TOUR**

**stirlingackroyd.com**



## Description

Ideal opportunity to acquire a restaurant/bar in Streatham Hill. The current ground floor configuration allows for circa 50 covers. The lower ground offers a kitchen with extraction plus storage & office/staff areas. The unit benefits from a Alcohol Licence.

Ground Floor retail/restaurant/bar area - 802 sq ft plus 922 sq ft including Kitchen and Storage/Office space - Total Unit Area 1724 sq ft.

The unit also benefits from rear loading for deliveries/stock/takeaway drivers - accessed via a gated entrance on Crickdale Road. Also offers delivery/take away potential with high density of residential occupiers in close proximity. High volume of passing traffic - High Street Location.

New 15 year Lease direct from the Landlord - all new leases subject to 5 year rent reviews with a minimum 6 month rent deposit



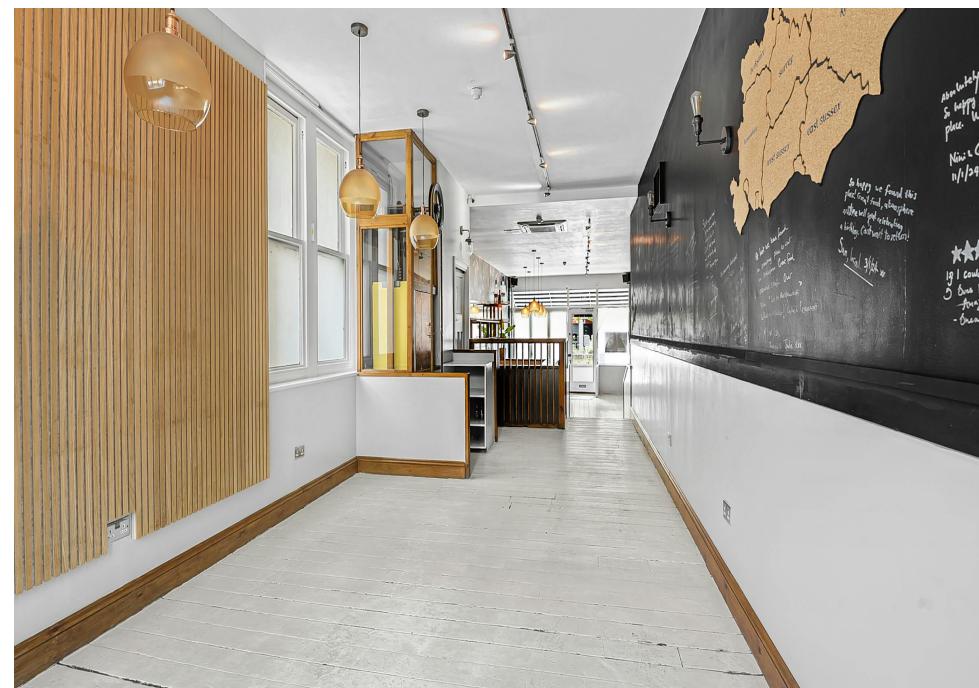
## Location

The restaurant is located on Streatham Hill (A23), close to the junction with Cricklade Road - benefitting from a constant high volume of passing vehicle traffic.

Streatham Hill (National Rail) station is within 5 minutes walk.

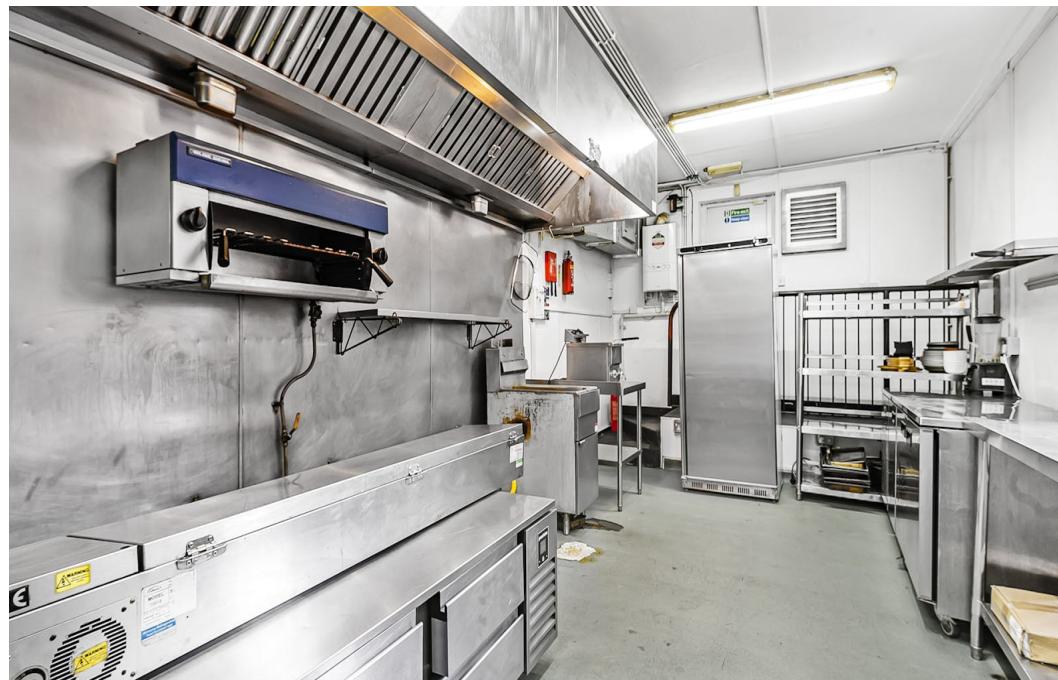
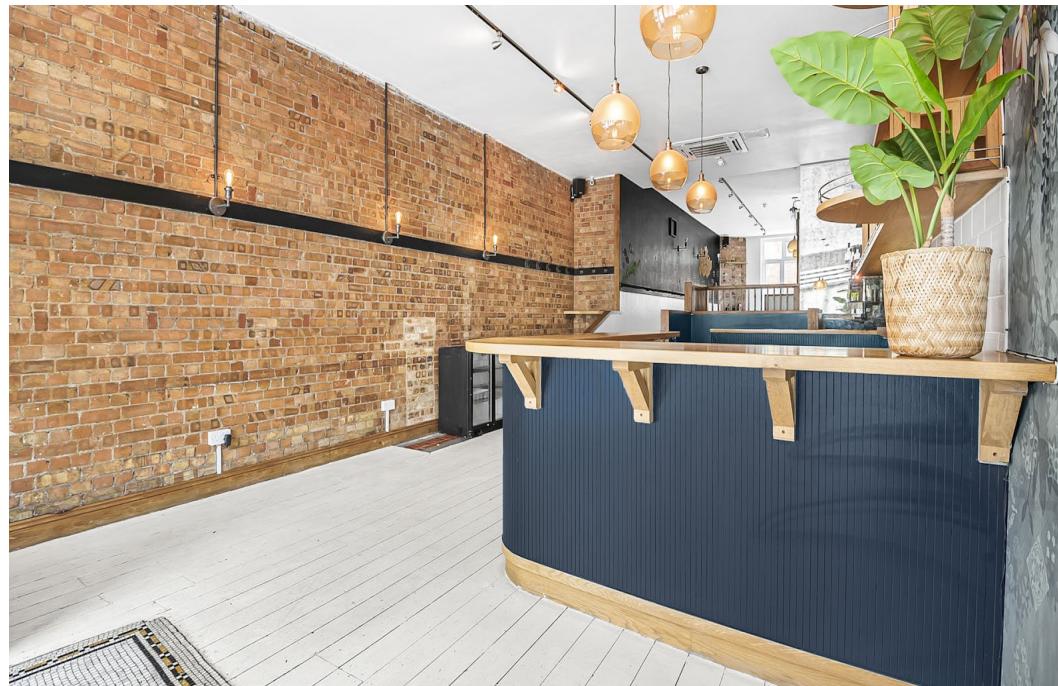
The unit is located amongst a diverse parade of retail occupiers with other national brands in close proximity.

67 Streatham Hill is close to junction with Cricklade Avenue which is part of the famous residential A B C D roads and also close to a large residential development by London Square (over 300 units fully sold) and including M&S, Superdrug, Starbucks, Leyland



## Key points

- Ground Floor Restaurant/Bar Area
- Lower Ground Kitchen with full extraction
- Open plan ground floor with bar area
- Rental £41,500 per annum exclusive
- New Lease - direct with the Landlord



## Rents, Rates & Charges

Lease	New Lease
Rent	£41,500 per annum
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (43)

## Viewing & Further Information



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