



542 Streatham High Road, London, SW16 3QF

Modernised shop and forecourt to let
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£13,500 Per Annum Exclusive or may sell

LOCATION: - The property is situated at the southern end of Streatham High Road, fairly close to the centre of Norbury, accessible to both Streatham and Norbury stations. Streatham High Road forms part of the main A23 commuter route and the property is highly visible to a good deal of passing vehicular traffic and a number of bus routes.

The property is set well back from the road, behind a dedicated forecourt, which shares the parade with specialist and local trades including a nursing agency, plumbers' merchants, a funeral director and a local convenience store. There is a pedestrian crossing virtually immediately outside the subject property which enhances the property's visibility to passing traffic.

The surrounding area is a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop fronted premises that has been the subject of a refurbishment.

The property has a new aluminum shop front, solid floors, new lighting, new plastered and painted walls and a newly installed WC. The property is set behind a usable forecourt which is ideal for outside display.

ACCOMMODATION:

Gross frontage	5.5m
Internal width	4.67m narrowing to 3.69m after 4.82m
Maximum shop depth	9.0m
Sales area	34.07m ² (367ft ²) approx.
Internal WC	
Externally:	
Forecourt	35.29m ² (380ft ²) approx.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. Alternatively, a sale of a 999 year lease, at a peppercorn ground rent, may be considered.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town & Country Planning (Use Classes) Order and is considered suitable for a variety of operations.

RENT/PRICE: - An initial rent of **£13,500** per annum exclusive is sought.

In the event of a long leasehold sale, offers in the region of **£250,000** is sought.

BUSINESS RATES: - The property has a ratable value of £10,750. 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 EPC rating of 65 within Band C.

VAT: - All rental and capital figures quoted within these details are exclusive of VAT unless otherwise stated.

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: 09/05/2023



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