



15 Streatleigh Parade, Streatham High Road, London SW16 1EQ

A good sized shop to let under a new lease
020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

15 Streatleigh Parade, Streatham High Road, London SW16 1EQ

£25,000 Per Annum Exclusive

LOCATION: -The property is situated with a good frontage to Streatham High Road close to Streatham Hill station and in a highly prominent position. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic. The property also benefits from the presence of a bus stop virtually immediately outside which enhances foot-flow to the location. There is also a nearby pedestrian crossing which further adds to footfall. The property shares the locality with a mixture of specialist and multiple occupiers with nearby multiples including Tesco, NatWest, Haart Estate Agencies and Stirling Ackroyd. The surrounding area is a densely populated residential catchment which the Parade is able to service.

DESCRIPTION: - The property comprises a ground floor lock-up shop together with a small storage area and WC. The property has an aluminum shop front with electric security shutters across, natural light from the rear and potentially very high ceilings. There is a rear fire exit via a communal accessway to the rear.

ACCOMMODATION:

Gross frontage 7.3m
Internal width 7.14m
Shop depth 10.1m
Sales area 72.15m² (777ft²) approx.
Rear Store 12.05m² (130ft²) approx.
plus, storage cupboards.
Internal WC off the store

USE/PLANNING: -

We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is considered suitable for a variety of trades.

TENURE: -

The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: -

An initial rent of £25,000 (twenty seven thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: -

The property has a ratable value of £21,250 (twenty one thousand two hundred and fifty pounds). Interested parties should contact the local authority to confirm the rates PAYABLE.
www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -

A new EPC has been commissioned but the previous rating was 61 within Band C. This rating will be updated upon receipt.

VAT: -

We are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

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.

11th May 2023



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.

11th May 2023



specialist advice on all property matters