



# 87 Streatham High Road, Streatham, SW16 1PH

A visible & modern class E unit with a full height basement to let.

020 8681 2000

info@hnfproperty.com



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# 87 Streatham High Road, Streatham, SW16 1PH

## £25,000 Per Annum Exclusive

**LOCATION:** - The property is situated fronting Streatham High Road in a highly visible and prominent position. Streatham High Road forms part of the main A23 commuter road which is a bus route and the property benefits from vast quantities of passing vehicular & pedestrian traffic which is particularly heavy during the rush-hour periods. Local multiple traders include a Lidl directly opposite, B&Q, Holland and Barrett, Cash Convertors and Boots. Other traders include Subway, British Heart Foundation and Snappy Snaps. Streatham train station is just 0.4 miles away.

**DESCRIPTION:** - The property is a ground floor unit with a highly visible frontage and a fully glazed shopfront. There is a rear fire escape and suspended ceilings. The property is presented in modern condition and lends itself to a variety of uses having most recently been used as a recruitment office. There is a full height basement partitioned as four separate ancillary spaces.

### **ACCOMMODATION:** -

Internal Width	4.75m (15ft) reducing to 3.762m (12ft) at 2m (6ft) widening again to 4.75m (15ft) at the rear approx.
Max depth	11.239m (37ft) approx.
Sales area	46.744m <sup>2</sup> (503ft <sup>2</sup> ) approx.
Store	7.521m <sup>2</sup> (81ft <sup>2</sup> ) approx.
Basement	55.466m <sup>2</sup> (597ft <sup>2</sup> ) approx
Male and female WCs	

**TENURE:** - The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

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

**RENT/PRICE:** - An initial rent of £25,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property will be re-rated. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 69 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.

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.

11<sup>th</sup> January 2023



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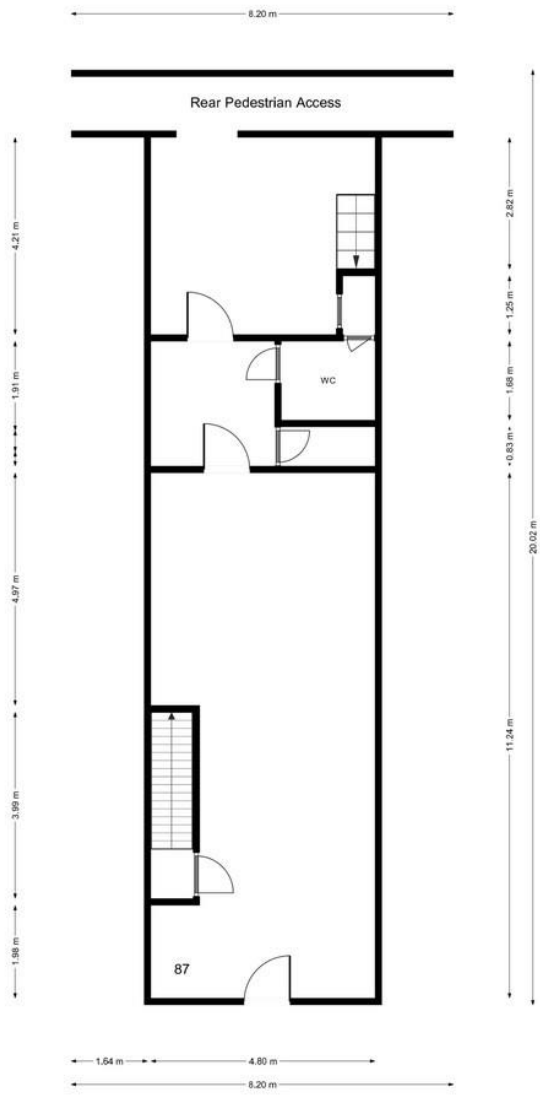
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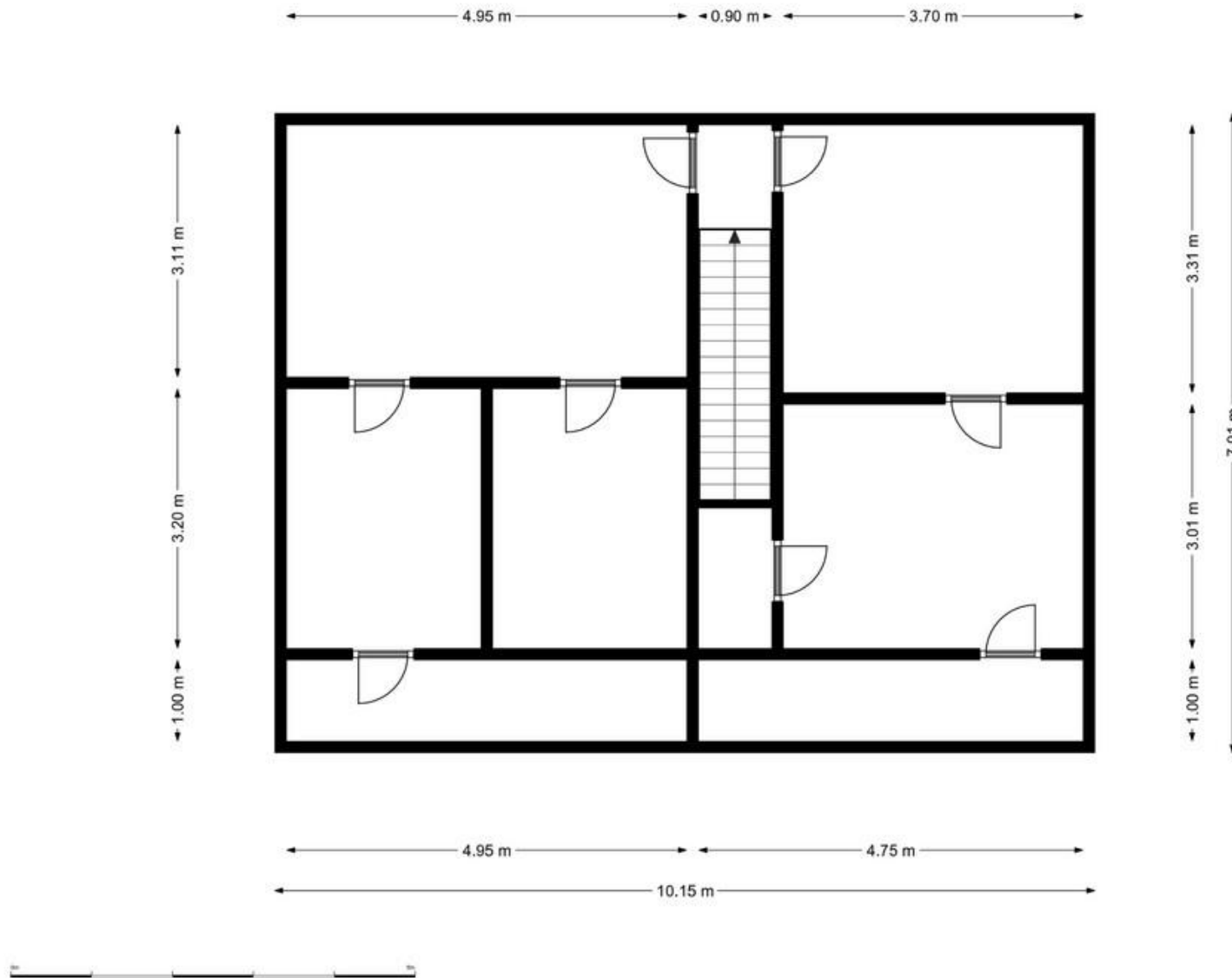
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