



4 Streatham High Road, London SW16 1DB

A highly visible Class E unit with a basement in a prominent position available on a new lease

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£25,000 Per Annum Exclusive

LOCATION: -The property is situated a stone's throw to Streatham Hill station and in a highly prominent and visible position. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic. Further benefits include the presence of a pedestrian crossing in the immediate vicinity which further adds to footfall. The property shares the locality with a mixture of specialist and multiple occupiers with nearby multiples including Tesco, Stirling Ackroyd Estate Agents and Kinleigh Folkard Hayward Estate Agents. The surrounding area is a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor class E unit with a kitchenette, WC, and a full height basement partitioned as a meeting room and ancillary storage spaces. The property has a part glazed frontage, part hung ceiling with air conditioning (not tested) and a rear fire escape on the ground floor.

ACCOMMODATION: -

Gross frontage	5.252m (17ft approx.)
Internal width	4.2m (13ft) widening to 4.650m (15')
Shop depth	11.554m (38ft)
Sales area	42.227m ² (454ft ²) approx.
Kitchenette	2.31m ² (25ft ²)
Basement meeting room	18.5m ² (199ft ²)
Basement store 1	8.02m ² (86ft ²)
Basement store 2	5.4m ² (58ft ²)
WC	

USE/PLANNING: - The property currently falls within Class E of the current Use Classes Order and has been most recently used as an estate agents' office. The property is considered suitable for a wide variety of uses including retail/office, and medical / quasi-medical.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. The property will be available from October 2024.

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

BUSINESS RATES: - The property has a ratable value of £18,000. 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 64 within Band C.

VAT: We understand that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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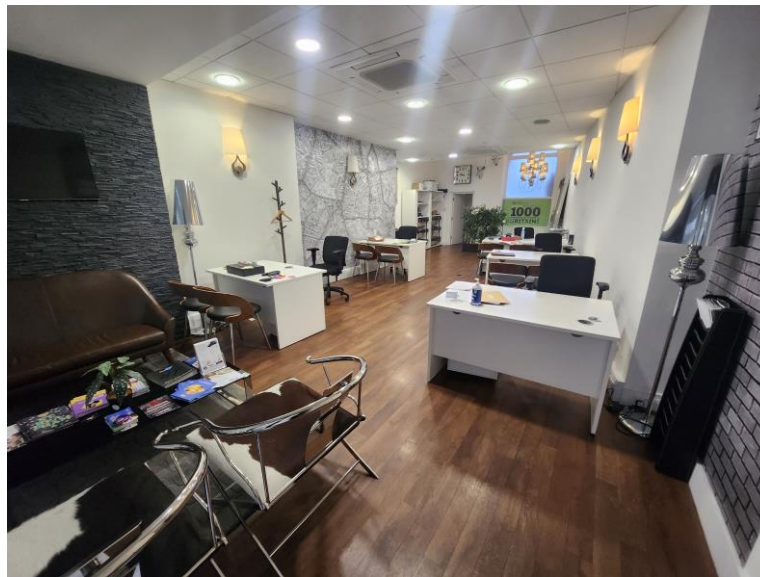
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8th April 2024



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