



## 2-4 Leigham Court Road, Streatham, SW16 2PG

A shell and core ground floor Class E unit, on a heavily trafficked road, to let on a short-term basis.

020 8681 2000

info@hnfproperty.com



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# 2-4 Leigham Court Road, Streatham, London, SW16 2PG

## Passing Rent: £36,000 Per Annum Exclusive

**LOCATION:** - The property is situated on Leigham Court Road to the south of Streatham Hill Station and within walking distance thereof. Leigham Court Road is a busy thoroughfare and bus route linking Streatham Hill with Streatham Common and the property is visible to passing vehicular traffic. The property forms part of a larger building and has access directly from ground floor level.

**DESCRIPTION:** - The property comprises a ground floor shell and core Class E unit which is considered suitable for a variety of uses. The property is well fronted and is highly visible from passing traffic.

**ACCOMMODATION:**

Gross frontage 14.99m (49ft)  
Internal width 14.99m (49ft)  
(Reducing to 6.175m (20ft))  
Maximum shop depth 23.7m (77ft)  
Gross internal area 221m<sup>2</sup> (2,389ft<sup>2</sup>) approx

**USE/PLANNING:** - We understand the property currently falls within Class E of the current Town & Country Planning (Use Classes) Order.

**TENURE:** - The property is to be offered by way of a 12-month sub-lease.

**RENT/PRICE:** - £36,000 (thirty-five thousand pounds) per annum exclusive is sought.

**EPC RATING:** - A new EPC has been requested and will be made available upon request.

**BUSINESS RATES:** - The property has a ratable value of £35,750. Interested parties should contact the local authority to confirm the rates PAYABLE. [www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**VAT:** -We are advised 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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[info@hnfproperty.com](mailto:info@hnfproperty.com)

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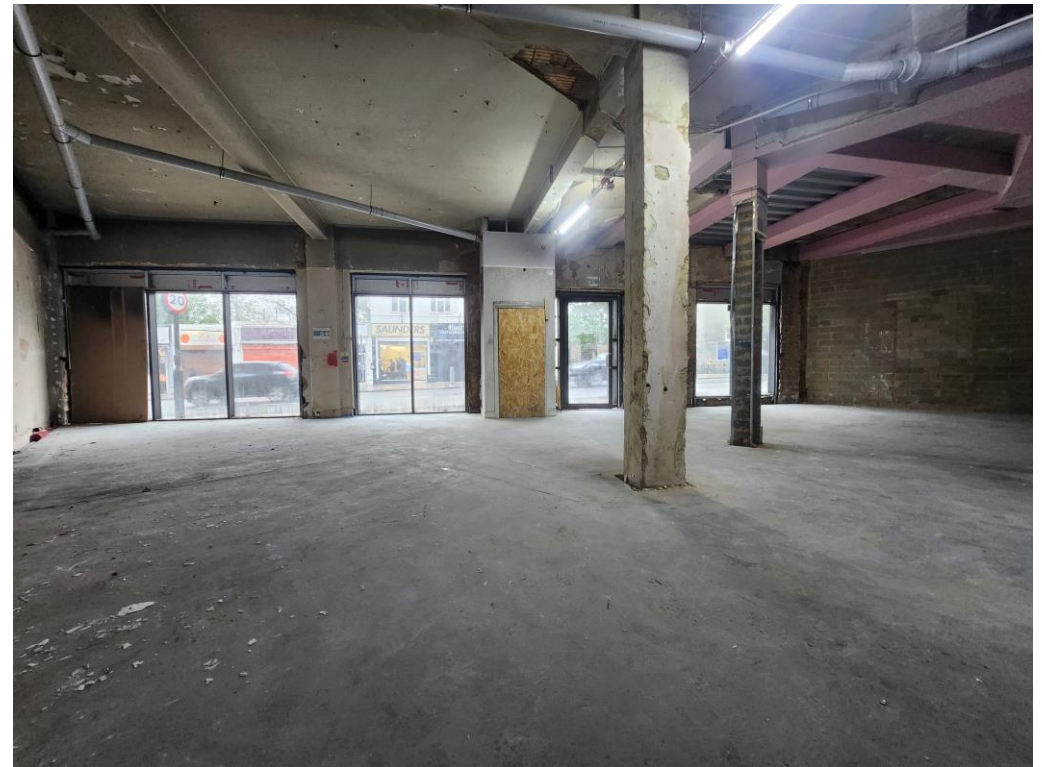
Viewings by prior arrangement - call our team for more information.

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Date: 02.05.24



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