



25 Leigham Court Road, Streatham, SW16 2ND

Good sized Class E shopfronted unit to let with useful covered yard storage available under a new lease.

020 8681 2000

info@hnfproperty.com



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£19,000 Per Annum Exclusive

LOCATION: -

The property is situated fronting Leigham Court Road close to its junction with Streatham Hill and Streatham High Road and very close to Streatham Hill mainline station. Leigham Court Road is a busy thoroughfare and bus route and the property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by nearby traders and a nearby public car park. There are short term parking bays immediately outside the parade allowing parking for up to 30 minutes and this encourages quick-stop trade to the locality. There is a densely populated catchment surrounding Streatham Hill.

DESCRIPTION: -

The property comprises a ground floor shop fronted premises with covered yard storage to the rear and a small open yard at the very rear. There is an aluminium shop front with sliding doors secured by electric security shuttering (not tested). It is currently partitioned internally to create a front sales area and ancillary accommodation to the rear. There is a secure store with internal WC. The property is considered suitable for a variety of trades.

ACCOMMODATION: -

Gross frontage	3.8m
Internal width	3.7m narrowing to 2.5m after 8.65m widening again to 4.44m after further 4.44m
Maximum shop depth	15.58m
Sales area	54.12m ² (582ft ²) approx.
Secure store	7.05m ² (26ft ²) approx.
Covered yard	33.51m ² (360ft ²) approx.
Small open yard	
Internal WC	

TENURE: -

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

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 uses.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT: -

An initial rent of £19,000 (eighteen thousand five hundred pounds) per annum exclusive is sought.

BUSINESS RATES: -

The property has a rateable value of £11,500 on the rating list. Interested parties should make enquiry of the rating authority as to the business rates payable, accounting for any available transitional reliefs.

EPC RATING: -

A new EPC has been commissioned and will be made available on receipt.

VAT: -

We understand that VAT is not to be chargeable in respect of rent and other outgoings on this property.

VIEWINGS: -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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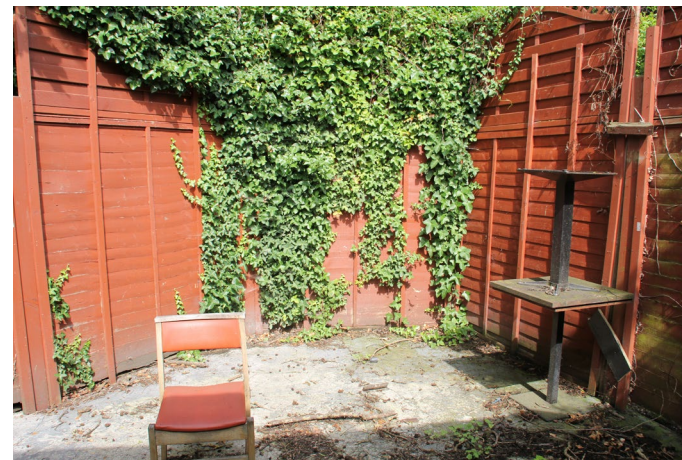
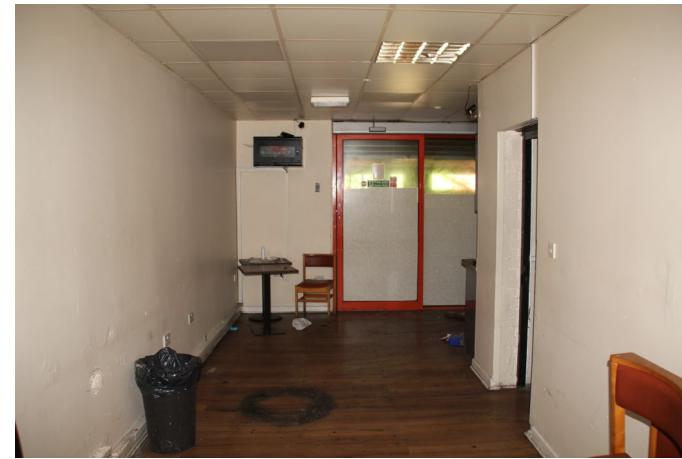
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