



77-79 Streatham High Road, London SW16 1PH

Double shop and basement to let in a popular trading pitch.

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

77-79 Streatham High Road, London SW16 1PH

Rent - £50,000 (fifty thousand pounds) per annum exclusive.

LOCATION: - The property is situated fronting Streatham High Road in a highly popular trading pitch set amongst numerous multiples and with a pedestrian crossing nearby. The property shares the parade with multiple operators, including British Heart Foundation, Subway and Snappy Snaps and is directly opposite Peacocks, B&Q Local, Lidl, Holland & Barrett, Boots and Superdrug. There are also a number of good quality independent traders in the locality. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic which is particularly heavy during the rush-hour periods. Foot-flow is enhanced by the nearby pedestrian crossing and the property's proximity to Streatham Library. The surrounding area is a densely populated residential catchment which the locality is able to service.

DESCRIPTION: - The property comprises a double fronted retail shop that has traded for many years as a specialist curtain and fabric retailer. The property has two entrance doors, a ground floor WC, rear fire exit and full height basements providing useful additional storage. The property has a frontage in excess of 10m, making the premises highly visible.

ACCOMMODATION: -

Gross frontage	10.5m
Internal width	10.1m narrowing towards the rear.
Max. shop depth	16.27m
Sales area	150.59m ² (1620ft ²) approx.
Basement stores	76.97m ² (828ft ²) approx.
Internal WC	

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. The property is available from 16 May 2025.

USE/PLANNING: - We understand the property would fall within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and was mostly received for retail purposes.

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

RENT/PRICE: - An initial rent of £50,000 (fifty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £42,500. Enquiries should be made of the Valuation Office Agency in this regard.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned but the previous rating was 48 within B. This rating will be updated upon receipt.

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

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.

6th December 2024



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.

6th December 2024



specialist advice on all property matters