

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **SHOP AND BASEMENT** **TO LET**

LOCATED AT THE STREATHAM COMMON END OF GREYHOUND LANE AND VISIBLE FROM STREATHAM HIGH ROAD AND AVAILABLE UNDER A NEW LEASE

### **GREYHOUND LANE STREATHAM SW16**

#### **LOCATION**

The property is situated close to Streatham Common with a busy cut-through with Greyhound Lane which links Streatham High Road to Streatham Vale and onto Mitcham. The property benefits from a good deal of passing vehicular traffic and there is a fair amount of pedestrian flow generated by surrounding retailers and nearby bars and Public Houses. The open spaces of Streatham Common are within sight of the subject property.



## **DESCRIPTION**

The property comprises a ground floor lock up shop and basement which has been recently renovated and improved. The property has security shuttering across the frontage, newly plastered walls, new electrics (not tested) and natural light from a rear glazed door in addition to the shop front. The basement currently is accessible from a trap door, has full height and also houses a WC and wash hand basin.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.85m (19'2)</b>
<b>Net Frontage</b>	<b>4.35m (14'3)</b>
<b>Internal Width</b>	<b>13.16m (13'2) narrowing to 2.83m (9'3) after 4.87m (16')</b>
<b>Maximum Shop Depth</b>	<b>8.53m (28')</b>
<b>Sales Area</b>	<b>29.72m<sup>2</sup> (320 sq ft) (approx)</b>
<b>Basement</b>	<b>19.97m<sup>2</sup> (215 sq ft) (approx)</b>

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is 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 A1 (General Retail) of the Current Town and Country (Use Classes) Order and would suit a variety of trades. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£9,000 (nine thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND 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 Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.