

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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# **HIGHLY PROMINENT AND WELL POSITIONED SHOP TO LET**

LOCATED CLOSE TO THE CENTRE OF STREATHAM HIGH ROAD AND PROVIDING A SECURE RETAIL PREMISES UNDER A NEW LEASE

## **13 LEIGHAM HALL PARADE STREATHAM HIGH ROAD SW16**

### **LOCATION**

The property is situated fronting Streatham High Road close to its junction with Leigham Avenue at the northern end of the Streatham trading area. The property is immediately adjoining Blockbuster Video and is within close proximity of a number of other multiples including Nando's, Paddy Power and William Hill. Opposite Leigham Hall Parade may be found Westbury Chemist, British Heart Foundation with the Halifax also in close proximity. The property is positioned adjacent to a pedestrian crossing which enhances footflow and there are a number of short-term parking bays in the general vicinity allowing quick stop trade. There is an extremely densely populated residential catchment.

### **DESCRIPTION**

The property comprises a ground floor lock up shop most recently used as a book shop. The property has an aluminium shop front secured with security shuttering, tiled floors and an internal WC

### **ACCOMMODATION**

Gross Frontage	5.54m (18'2)
Internal Width	5.30m (17'4)
Shop Depth	11.15m (36'6)
Sales Area	55.74m <sup>2</sup> (600 ft <sup>2</sup> )
Internal WC	

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 **£17,000 (seventeen 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.