

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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LARGE HIGH STREET SHOP **TO LET**

LOCATED IN A PROMINENT SECONDARY POSITION ON STREATHAM HIGH ROAD AND PROVIDING AN OVERALL POTENTIAL SALES AREA OF CLOSE TO 1900 FT² (176.51M²) PLUS ANCILLARY ACCOMMODATION

13 STREATHAM HIGH ROAD SW16 1DS

LOCATION

The property is situated fronting Streatham High Road in a good secondary and prominent location. The property shares the vicinity with a mixture of local and more major retailers including Oxfam, Blockbuster and the property is virtually opposite a new Tesco local supermarket. The property benefits from considerable passing vehicular traffic as Streatham High Road forms part of the main A23 commuter route and there is an amount of pedestrian flow generated by nearby retailers and also a densely populated residential community including numerous flats. Streatham has been undergoing some regeneration in recent years and the property is now considered suitable for a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop, most recently used as a bicycle shop. The property has security shuttering, solid floors, suspended ceiling and internal WC. The property is partitioned to the rear to provide more storage/workspace but could be opened up.

ACCOMMODATION

Gross Frontage	8.22m	27'
Internal Width	8.19m	26'9 narrowing to 5.76m (18'9) after 3.50m (11'5) and widening to 9.11m (29'9) after a further 4.14m (13'6)
Maximum Shop Depth	21.54m	70'7
Sales Area	175.58m²	1890 ft² (approx)
Storage	23.22m²	250 ft² (approx)
WC and shower		
Rear access		

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.



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.

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 was most recently used as a Bicycle Shop. 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 **£35,000 (thirty five 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

VIEWING

Via joint sole agents

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