

Hooper

NAYLOR FRIEND

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LARGE SHOP **TO LET**

FRONTING THE A23 IN STREATHAM HIGH ROAD AND AVAILABLE UNDER A NEW LEASE

23 STREATHAM HIGH ROAD SW16 1DS

LOCATION

The property is situated fronting Streatham High Road virtually opposite Tesco Metro convenience store and forming part of a prominent but secondary parade. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic particularly during the rush hour period and some pedestrian flow generated by nearby residential, leisure and retail facilities. There are short term loading and some parking bays in the immediate surrounding areas and pedestrian crossings fairly nearby. Streatham is an improving South London suburb and the property is considered suitable for a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop currently occupied by a major charity. The property has a good frontage in excess of 30 feet and is roughly rectangular in shape maximising the useable sales space. The property has storage and ancillary rooms to the rear.

ACCOMMODATION

Gross Frontage	9.73m	31'9
Internal Width	8.80m	28'9
Sales Depth	19.20m	63'
Sales Area	169.07m²	1820 ft² (approx)
Storage	94.75m²	1020 ft² (approx)
Office	8.82m²	95 ft² (approx)
Staff Room	13.00m²	140 ft² (approx)
Male & Female WC's		
Rear Fire Exit		

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 **£37,500 (thirty seven thousand, five hundred 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.