

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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PROMINENT DRY CLEANERS SHOP **TO LET**

AVAILABLE UNDER A NEW LEASE AND SUITABLE FOR A VARIETY OF TRADES

25 LEIGHAM COURT ROAD **STREATHAM SW16 2ND**

LOCATION

The property is situated fronting Leigham Court Road at the Streatham High Road end and in a highly visible spot. The property benefits from a great deal of passing vehicular traffic as Leigham Court Road has fairly constant through traffic linking Streatham to Streatham Common and beyond to Upper Norwood. There is a reasonable amount of pedestrian flow generated in the vicinity as the property is relatively close to Streatham Hill mainline station and, in addition, there is general activity generated by nearby large office buildings. The surrounding area is a densely populated residential catchment.

DESCRIPTION

The property comprises a ground floor lock up shop currently used as a Dry Cleaners business. It is currently arranged as a front sales area, rear storage and L-shaped yard to the rear together with an internal WC. The property is considered suitable for a variety of trades or a possible continuation of the dry cleaning business.

ACCOMMODATION

Gross Frontage	4.26m	14'
Internal Width	3.38m	11'10 narrowing to 11'8 at the very rear
Shop Depth	11.00m	36'10
Sales Area	30.36m ²	330 ft ² (approx)
Storage	15.79m ²	170 ft ²
Yard	23.22m ²	250 ft ² (approx)
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.

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USE/PLANNING

We understand the property is currently Suis Generis (outside the Use Classes Order) and has operated as a Dry Cleaners for many years. The property is considered suitable for 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 **£10,000 (ten 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.