

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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LOCK-UP SHOP FRONTED OFFICE **SPACE LEASE AVAILABLE**

A2 USE WITH NO PREMIUM

27 HIGH PARADE STREATHAM SW16

LOCATION

The property is situated fronting Streatham High Road (A23) in a good secondary position. The property benefits from a good deal of passing vehicular traffic as Streatham High Road forms part of the main A23 commuter route. There are some multiples situated close by these include Carpetright, Carphone Warehouse, Woolworths, Kwikfit and KFC. There is some short stay parking and a pedestrian crossing nearby.



DESCRIPTION

The property comprises a ground floor lock-up shop and a rear room partitioned into two offices and including a kitchenette and WC. The front sales area has laminate flooring, suspended ceiling and spotlights. The rear area has central heating (not tested) and some natural light from the rear windows that are protected by security bars.

ACCOMMODATION

Gross Frontage	5.73m	18'8
Internal Width	4.75m	15'6
Shop Depth	7.86m	25'8
Sales Area	42.26m²	455 ft²
Rear Room	49.70m²	535 ft²

(incorporating 2 office areas and a kitchen area
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 an assignment of a full repairing and insuring lease to expire in 2012 with no further reviews.

LEASE TERMS

COPY LEASES ARE AVAILABLE ON REQUEST

USE/PLANNING

We understand the property currently falls within class A2 (Office/Retail) of the Current Town and Country (Use Classes) Order. 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

We understand the passing rent is **£22,000 (twenty two thousand pounds)** per annum exclusive.

LEGAL FEES

No premium is payable however, the assignee is expected to pay the outgoing tenants legal fees.

V.A.T.

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

SUBJECT TO CONTRACT