

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **GOOD SIZE SHOP WITH PROMINENT FRONTAGE TO LET**

LOCATED JUST A COUPLE OF DOORS FROM STREATHAM MAINLINE STATION AND AVAILABLE UNDER A NEW LEASE.

**374 STREATHAM HIGH ROAD, SW16**

### **LOCATION**

The property is situated forming part of Station House, immediately adjoining Streatham Station, fronting Streatham High Road. Streatham High Road forms part of the main A3 commuter route and the property benefits from vast quantities of passing vehicular traffic, particularly during the rush hour periods and the property's close proximity to the station and a pedestrian crossing leading to it ensures that much of the passing traffic is slow moving enhancing visibility. Footfall is reasonable and is quite significant during commuter periods due to the proximity to the station. It should be noted that neighbouring sites have been acquired by Tesco PLC and, ultimately, a very large redevelopment will take place nearby. This is likely to further enhance the locality.



## **DESCRIPTION**

The property comprises a large ground floor lock up shop, formerly occupied as a "Kall Kwik" print shop, but now suitable for a variety of trades. There is a large frontage with two entrance doors and is to be cleared out internally to provide clear space, with a small kitchenette and male & female WC's. The property has a rear skylight improving natural light significantly to the rear of the unit. The property has a good frontage and is set behind a deep pavement.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>19'4 (5.89 m)</b>
<b>Internal Width</b>	<b>19'4 (5.89 m) widening to 20' (6.09 m) after 26'6 (8.08 m) and narrowing to 14' (4.27 m) at the very rear</b>
<b>Shop Depth</b>	<b>43'0 (3.11 m)</b>
<b>Sales Area</b>	<b>800 sq. ft. approx. (74.32 m<sup>2</sup>)</b>
<b>Small Kitchenette</b>	
<b>Male &amp; Female WC's</b>	

**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. Consideration will be given to alternative uses subject to suitable approaches and any necessary consents. Prospective purchasers/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 **£17,250 (seventeen thousand, two hundred and fifty 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.