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SHOP FRONTED OFFICE WITH **ANCILLARY SPACE AND** **FORE COURT TO LET OR FOR SALE** **FREEHOLD**

FRONTING THE A23 AND AVAILABLE UNDER A NEW LEASE OR FREEHOLD WITH VACANT POSSESSION

546 STREATHAM HIGH ROAD **SW16 3QF**

LOCATION

The property is situated fronting Streatham High Road on the A23 to the south of Streatham Common and to the north of Norbury Station. Streatham High Road forms part of the main A23 commuter route and the property benefits from considerable passing vehicular traffic and some pedestrian flow generated by nearby traders and a densely populated residential catchment. There is unrestricted parking in nearby side roads and the property's location is ideally suited as a destination location or for a specialist trade.

DESCRIPTION

The property comprises a ground floor lock up shop fronted office together with ancillary rooms to the rear which are capable of independent access from the front. The property has a gas central heating system installed (not tested), wood style floors, security bars to the rear and a double glazed shop front and rear windows. There is an internal WC and kitchenette and the property has a rear decked area with independent pedestrian access via an alleyway.

ACCOMMODATION

Gross Frontage	5.82m	19'1
Internal Width	3.07m	10'10 narrowing to 2.10m (6'9) after 3.65m (12') and widening to 3.32m (10'9) after a further 5.42m (17'8)
Maximum Shop Depth	9.02m	29'6
Sales Area	23.22m	250 ft ² (approx) (could be extended into passageway by removing internal partition)
Rear Office	13.93m	150 ft ² (approx)
Conservatory	10.68m	115 ft ² (approx)

Forecourt 33.90m 365 ft² (approx)
Rear Courtyard area (decked)
Internal WC and kitchenette

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 or alternatively the property may be sold freehold and vacant subject to a long lease on the upper floors.

USE/PLANNING

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

In the event of a letting an initial rent of **£9,500 (nine thousand five hundred pounds)** per annum exclusive is sought.

PRICE

In the event of a sale **£135,000 (one hundred and thirty five thousand pounds)** is sought for our clients freehold interest.

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.