

Hooper

NAYLOR FRIEND

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## **SMALL SELF-CONTAINED** **OFFICE BUILDING** **FOR SALE OR TO LET**

LOCATED IN A LARGELY RESIDENTIAL LOCATION WITH UNRESTRICTED ON-STREET PARKING AND WITHIN WALKING DISTANCE OF STREATHAM MAINLINE STATION

**26 ELLORA ROAD STREATHAM SW16 6JF**

### **LOCATION**

The property is situated fronting Ellora Road which is a mixed but largely residential road running parallel with Streatham High Road (A23) and close to Streatham Common. The property is within walking distance of Streatham mainline station and there are numerous bus routes that service the vicinity. Ellora Road currently benefits from unrestricted on-street parking and there is normally relatively easy access to parking in either Ellora Road or in surrounding roads.



## **DESCRIPTION**

The property comprises a two storey mid-terraced property used for many years as a solicitors office and arranged as an open plan office area at ground floor together with a staff/kitchen area to the rear and three private offices at first floor together with three individual offices at ground floor and a storage basement. There are male and female WC's and a garden area to the very rear. The property is considered ideal for a variety of businesses requiring self-contained offices either on a leasehold or freehold basis. The property benefits from relatively good natural light with ground floor windows front and back, central heating (not tested) and entry phone access.

## **ACCOMMODATION**

### **Ground Floor**

<b>Main Office</b>	<b>40.87m<sup>2</sup></b>	<b>440 ft<sup>2</sup> (approx)</b>
<b>Rear Kitchen/Staff Room</b>	<b>18.11m<sup>2</sup></b>	<b>195 ft<sup>2</sup> (approx)</b>

### **First Floor**

<b>Office 1</b>	<b>20.90m<sup>2</sup></b>	<b>225 ft<sup>2</sup> (approx)</b>
<b>Office 2</b>	<b>15.32m<sup>2</sup></b>	<b>165 ft<sup>2</sup> (approx)</b>
<b>Office 3</b>	<b>18.11m<sup>2</sup></b>	<b>195 ft<sup>2</sup> (approx)</b>
<b><u>Total Offices</u></b>	<b><u>113.31m<sup>2</sup></u></b>	<b><u>1220 ft<sup>2</sup> (approx)</u></b>
<b>Basement Storage</b>	<b>18.11m<sup>2</sup></b>	<b>195 ft<sup>2</sup> (approx)</b>

**Male & Female WC's**

**Rear Garden**

**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 either freehold and with vacant possession on completion or 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 has operated as a solicitors office for many years and would suit a variety of businesses. 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 **£14,000 (fourteen thousand pounds)** per annum exclusive is sought.

**PRICE**

In the event of a freehold sale offers in excess of **£225,000 (two hundred and twenty five thousand pounds)** is sought for our clients freehold interest with the benefit of vacant possession.

**V.A.T.**

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

**SUBJECT TO CONTRACT**