

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

Main Office	40.87m²	440 ft² (approx)
Rear Kitchen/Staff Room	18.11m²	195 ft² (approx)

First Floor

Office 1	20.90m²	225 ft² (approx)
Office 2	15.32m²	165 ft² (approx)
Office 3	18.11m²	195 ft² (approx)
<u>Total Offices</u>	<u>113.31m²</u>	<u>1220 ft² (approx)</u>
Basement Storage	18.11m²	195 ft² (approx)

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 currently falls within class B1 (Offices) of the Current Town and Country (Use Classes) Order 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