

Hooper

NAYLOR FRIEND

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## **WELL POSITIONED AND GOOD SIZE** **SHOP TO LET**

LOCATED JUST OFF STREATHAM HIGH ROAD, INVISIBLE THEREFROM AND AVAILABLE UNDER A NEW LEASE

### **15 LEIGHAM HALL PARADE,** **STREATHAM, SW16 1DR**

#### **LOCATION**

The property is situated fronting Leigham Avenue just off Streatham High Road forming part of a relatively popular commercial block. The property is situated immediately behind a good size Blockbuster video store, opposite the return frontage of Nando's and the property is therefore reasonably visible to both north-bound passing vehicular traffic and a fair amount of pedestrian flow generated by nearby traders. Leigham Avenue has short-term parking bays directly opposite and there are loading bays immediately outside which enhance trading potential of the shop and encourage quick-stop trade. The surrounding area is a densely populated residential catchment with large numbers of flats both on the High Road and in surrounding roads.



## **DESCRIPTION**

The property comprises the ground floor lock-up shop in a parade of similar units. The property has an aluminium shop front with security shuttering, some spotlights, an internal WC and partitioned storage area to the rear. The property is considered suitable for a variety of businesses.

## **ACCOMMODATION**

<b>Gross frontage</b>	<b>5.09m</b>	<b>16'7</b>
<b>Internal width</b>	<b>4.60m</b>	<b>15'10 widening to 5.24m (17'2)</b>
<b>Maximum shop depth</b>	<b>11.58m</b>	<b>38'</b>
<b>Sales area</b>	<b>54.81m<sup>2</sup></b>	<b>590 ft<sup>2</sup> (approx)</b>
<b>Internal WC</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, the length of which is to be negotiated, on full repairing and insuring terms.

## **USE/PLANNING**

We understand the property currently falls within Class A1 (General Retail) of the Current Town and Country Current (Use Classes) Order and most recently traded as an off-licence, but 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**

An initial rent of **£9,750 (nine thousand seven 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.