

Hooper

NAYLOR FRIEND

RAWORTH HOUSE • 36 SYDENHAM ROAD • CROYDON CR0 2EF
TEL 020 8766 0123 • FAX 020 8761 6472
EMAIL info@hoopernaylorfriend.co.uk

VERY WELL POSITIONED **SHOP AND STORE** **TO LET**

LOCATED IN THE CENTRE OF STREATHAM AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

9 LEIGHAM HALL PARADE, STREATHAM **HIGH ROAD, SW16 1DR**

LOCATION

The property is situated fronting Streatham High Road forming part of Leigham Hall Parade close to its junction with Leigham Avenue and virtually opposite Mount Ephraim Road. The property shares the vicinity with a mixture of local trades and some multiples including Blockbuster Video, Nando's Restaurant and Paddy Power Bookmakers. The property is opposite and offset a Halifax Bank and there is a nearby pedestrian crossing. This section of Streatham High Road is largely red-routed but there are short term parking and loading bays in a number of positions nearby. The property benefits from a reasonable amount of pedestrian flow but significant levels of vehicular traffic, much of which is forced to stop by the nearby pedestrian crossing.



DESCRIPTION

The property comprises a ground floor lock up shop and store most recently used as a shoe shop. The property has a modern shop front secured with security grilles externally and there are shutters to the rear in addition. The property has laminate covered floors, suspended ceiling and internal WC. The property is considered suitable for a variety of trades.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.60m	15'11
Shop Depth	7.40m	24'3
Sales Area	36.23m	390 ft² (approx)
Rear Store	15.79m	170 ft² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded up 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 is considered suitable for 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

An initial rent of **£14,750 (fourteen 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.