

Hooper

NAYLOR FRIEND

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SMALL SIDE ROAD POSITION SHOP **TO LET**

LOCATED JUST OFF STREATHAM HIGH ROAD CLOSE TO STREATHAM POLICE STATION AND AVAILABLE UNDER A NEW LEASE AT A COMPETITIVE RENT

25 SHRUBBERY ROAD,
STREATHAM, SW16 2AS

LOCATION

The property is situated fronting Shrubbery Road towards the end of a side road parade. The property shares the vicinity with a mixture of offices and local shops and the remainder of Shrubbery Road is residential in nature. The property is virtually opposite Streatham Police Station. There are short term parking bays at the Streatham High Road end of Shrubbery Road and unrestricted parking slightly further afield.



DESCRIPTION

The property comprises a ground floor lock up shop-fronted property most recently used as a community office. The property has tiled floors internally, a small kitchen/staff room and internal WC with the potential for a further WC.

ACCOMMODATION

Gross Frontage	4.75m	15'6
Internal Width	4.45m	14'6
Shop Depth	4.78m	15'7
Sales Area	20.90m²	225 ft² (approx)
Staff Room/Store	6.50m²	70 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 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 was most recently used as an office and may retain this use but may otherwise be suitable for retail or other purposes. 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 **£7,500 (seven thousand five hundred 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.