

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

SHOP AND BASEMENT **TO LET**

LOCATED DIRECTLY OPPOSITE STREATHAM COMMON CLOSE TO THE JUNCTION
WITH GREYHOUND LANE AVAILABLE UNDER A NEW LEASE

430 STREATHAM HIGH ROAD, SW16 3PX

LOCATION

The property is situated fronting Streatham High Road (A23) virtually on the junction of Streatham High Road and Greyhound lane and directly opposite Streatham Common. The property forms part of a secondary parade of shops providing a mixture of service and secondary retailers together with two bars. The property benefits from a reasonable amount of pedestrian flow some of which is generated by the nearby pedestrian crossing and there are bus stops nearby. The surrounding area is a densely populated residential catchment which the property could service.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop and was recently used as a delicatessen. The property has good ceiling heights, tiled floors, useful basement storage and security shuttering. The property is considered suitable for a variety of businesses.

ACCOMMODATION

Frontage	5.60m	18'4
Internal Width	5.30m	17'4 narrowing to 4.41m (14'5)
Shop Depth	7.62m	25'
Sales Area	36.69m ²	395 ft ² (approx)
Basement	20.90m ²	225 ft ² (approx)
Internal WC		

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 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 was most recently used as a European delicatessen. 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 **£8,000 (eight thousand 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.