

Hooper

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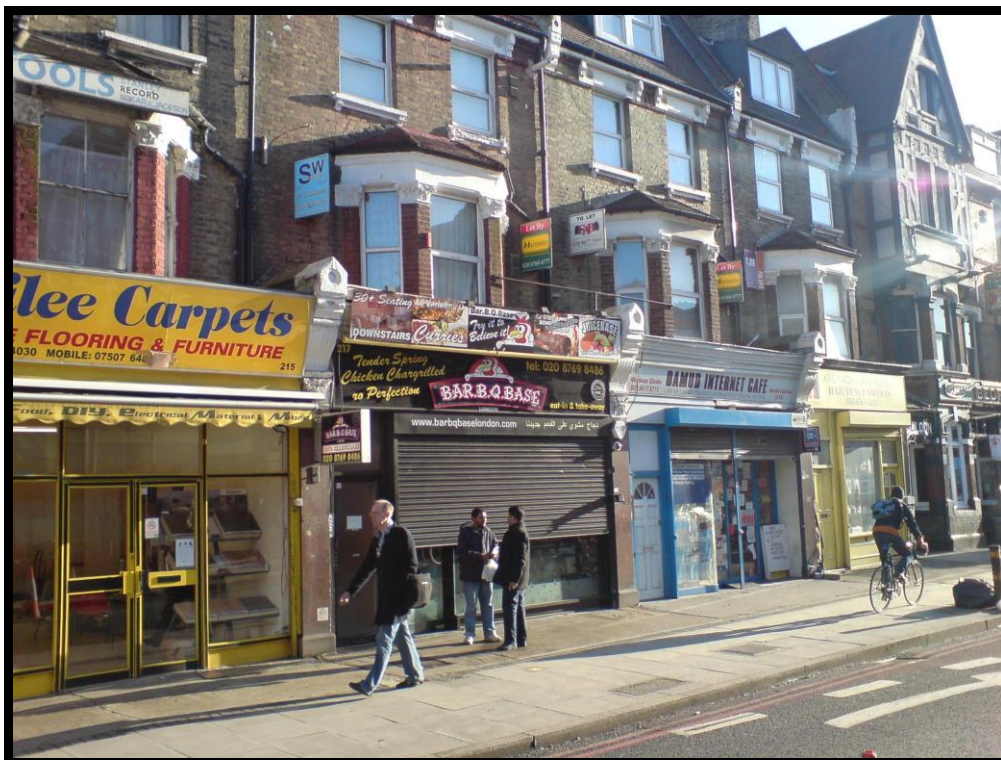
PROMINENT CATERING PREMISES **TO LET**

PROVIDING PREMISES OVER GROUND AND BASEMENT LEVEL AND WITH THE POTENTIAL FOR AN ADDITIONAL REAR WAREHOUSE AND YARD IF REQUIRED

217 STREATHAM HIGH ROAD **SW16 6EN**

LOCATION

The property is situated fronting Streatham High Road close to its junction with Stanthorpe Road/Gleneagle Road in the southern part of Streatham. The property is in very close proximity to Streatham mainline station and benefits from a good deal of passing vehicular traffic, much of which is obliged to stop at the nearby traffic lights.



DESCRIPTION

The property provides a shop fronted unit arranged as catering premises over ground and basement levels. The property benefits from a modern shop front with electric security shuttering and a basement which benefits from a secondary means of escape via a retractable ladder and trap door. To the rear of the property is an enclosed but not covered yard and a warehouse area which may be available in addition to the shop and basement. This area is suitable for additional storage and will be useful for securing delivery vehicles, bikes etc. There is access for such vehicles via a right of way.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.02m	13'2
Maximum Shop Depth	9.93m	32'6
Sales Area	39.01m²	420 ft² (approx)
Currently partitioned		
Basement Seating Area	31.58m²	340 ft² (approx)
Basement Store (incorporating a cold store currently)	32.00m²	105 ft² (approx)
WC		

NB: Please note that there is an enclosed but not covered yard together with a small store/warehouse building to the rear which may be available in addition to the above.

Figures relating to accommodation are approximate and rounded down 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, the length of which is to be negotiated, on full repairing and insuring terms

USE/PLANNING

We understand the property currently falls within Class A3 (Catering) of the Current Town and Country (Use Classes) Order, and would suit a variety of businesses. 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 **£20,000 (twenty thousand pounds)** per annum exclusive is sought for the ground floor and basement premises. Please note that a rent of **£25,000 (twenty five thousand pounds)** will be sought for the accommodation including the yard and warehouse area.

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.