

Hooper

NAYLOR FRIEND

**LARGE FORMER PUBLIC HOUSE,**  
**BASEMENT AND REAR GARDEN**  
**TO LET**

LOCATED IN A HIGHLY PROMINENT POSITION FRONTING STREATHAM HIGH ROAD  
CLOSE TO STREATHAM MAINLINE STATION AND AVAILABLE UNDER A NEW LEASE

**FORMER BEDFORD PARK TAVERN,**  
**223 STREATHAM HIGH ROAD, SW16 6EN**

**LOCATION**

The property is situated fronting Streatham High Road close to its junction with Stanthorpe Road and Gleneagle Road and opposite and offset Streatham mainline station. The property is virtually directly opposite a large Morrisons supermarket and the surrounding area is generally dominated by secondary traders but with some multiple representation nearby. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic together with an amount of pedestrian flow generated by nearby pedestrian crossings and the proximity to the station.

**PHOTOGRAPH GOES HERE – GO TO NEXT PAGE**

## **DESCRIPTION**

The property comprises a former public house now vacant arranged over ground and lower ground floors suitable for a variety of trades. The property has a traditional shop front and some interesting features internally which may be retained by incoming tenants or the property could be significantly altered depending on specific requirements. There are two main entrances in the ground floor and also an entrance on the flank and the basement will have access directly onto a rear garden area. The property is suitable for various businesses but is particularly well suited to café bar operations which could take advantage of the remaining character in the building.

## **ACCOMMODATION**

Frontage	36'	11m
Internal Width	33'	10m narrowing to 5.9m 19'3 after 10.5m (34'4)
Maximum Depth	52'5	16m
Sales Area	1173 ft <sup>2</sup>	109m <sup>2</sup> (approx)
Basement	1560 ft <sup>2</sup>	145m <sup>2</sup> (approx)
Rear Garden	377 ft <sup>2</sup>	35m <sup>2</sup> (approx)

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 currently falls within Class A4 (Pub/Bar) of the current Town and Country (Use Classes) Order but may suit uses within Class A3 or other uses with the A classes and subject to any necessary consents. 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 **£30,000 (thirty 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.