

Hooper

NAYLOR FRIEND

FORMER RESTAURANT/BAR **TO LET**

LOCATED IN AN ACCESSIBLE POSITION WITHIN A FEW MINUTES' WALK OF STREATHAM MAINLINE STATION AND PROVIDING A GOOD SIZE, ROUGHLY RECTANGULAR SPACE AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM.

225 STREATHAM HIGH ROAD, SW16 6EN

LOCATION

The property is situated at basement level beneath a larger building with direct street access from Streatham High Road opposite and offset from Streatham station. The property benefits from good links to public transport as there are numerous bus routes that service the vicinity as well as overground mainline train services at Streatham itself.



DESCRIPTION

The property comprises a ground floor, former bar premises now stripped out and ready for re-fit. The property has a good frontage, secured with security shuttering, and is roughly rectangular in shape. The property is considered ideal for a variety of trades.

ACCOMMODATION

Gross Frontage	9.14m	30'
Internal Width	9.78m	32'11
Shop Depth	10.30m	33'8
Sales Area	87.32m²	940 ft² (approx)
Rear Room	13.47m²	145 ft² (approx)
Area for WC Facilities		

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 available under 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 A3 (Restaurant) of the current Town and Country (Use Classes) Order but 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.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT