

Hooper

NAYLOR FRIEND

## **FORMER NIGHTCLUB** **TO LET**

LOCATED AT BASEMENT LEVEL BENEATH COMMERCIAL PROPERTY WITH DIRECT STREET ACCESS FROM STREATHAM HIGH ROAD AND AVAILABLE UNDER A NEW LEASE

### **LOWER GROUND FLOOR, 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 mainline station to the south of Streatham town centre. Streatham High Road forms part of the A23 commuter route and the property benefits from relatively easy accessibility via Streatham mainline station, numerous bus routes and convenient road links. The property has a small ground floor presence onto the High Road with double door access therefrom.



## **DESCRIPTION**

The property comprises a lower ground floor former nightclub now to be used for alternative uses. The property has solid floors, small raised stage area and is arranged internally as a main clubroom, rear additional room, male and female WCs and various smaller areas including cloakroom, former kitchen, former office and storage areas. The property benefits from a number of fire exits making the property suitable for a variety of uses. There is a small amount of natural light provided by pavement lights above the stage area but otherwise there is no natural light or window space.

## **ACCOMMODATION**

Main Ground Floor Room	139.35m <sup>2</sup>	1500 ft <sup>2</sup> approx
Rear Room	106.85m <sup>2</sup>	1150 ft <sup>2</sup> approx
Former Kitchen, Stores and Office		
Cloakroom Area		
Male & Female WCs		

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 term, the length of which is to be negotiated.

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.

## **USE/PLANNING**

We understand the property most recently operated as a nightclub but this use is no longer available. The property is considered suitable for a variety of uses in the leisure field or for assembly or function room space subject to any necessary consents.

## **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**

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