



GOOD SIZED SHOP **TO LET**

IMMEDIATELY ADJOINING STREATHAM MAINLINE STATION AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

374 STREATHAM HIGH ROAD,
LONDON SW16 6HP

LOCATION

The property is situated fronting Streatham High Road forming part of Station Parade immediately adjoining Streatham mainline station. The property fronts the A23 Streatham High Road set behind a deep pavement and sharing the parade with a mixture of uses but particularly concentrating on home improvement and trade uses. The property benefits from considerable passing vehicular traffic but also a fair amount of pedestrian flow generated by the station and nearby trades including a newly re-opened Morrisons supermarket and the proximity of the parade to a pedestrian crossing and nearby office buildings.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a ground floor lock up shop most recently used for furniture sales but suitable for a variety of uses. The property has a reasonably modern shop front and internally will be cleared and redecorated to a good quality shell. There is an internal WC.

ACCOMMODATION

Gross Frontage	5.91m	19'4
Internal Width	5.91m	19'4 widening to 6.09m (20') after 8.10m (26'6) and narrowing to 4.26m (14') at the very rear
Shop Depth	13.10m	43'
Sales Area	74.32m²	800 ft² (approx)
Small Kitchenette		
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 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 would suit a variety of trades. The parade is particularly well suited to home improvement trades as there are a number of others represented nearby but consideration will be given to any retail uses. Prospective purchasers/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 **£17,250 (seventeen thousand two hundred and fifty pounds)** per annum exclusive is sought.

V.A.T.

It should be noted that VAT will be chargeable on all rents and other outgoings.

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.