

Hooper

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## **GOOD SIZED SHOP AND BASEMENT** **LEASE AVAILABLE**

LOCATED IN A POPULAR POSITION ON STREATHAM HIGH ROAD AND AVAILABLE WITH NO PREMIUM

### **6 STREATHAM HIGH ROAD** **STREATHAM LONDON SW16 1DB**

#### **LOCATION**

The property is situated fronting Streatham High Road close to its junction with Leigham Court Road very close to Streatham Hill station at the northern end of Streatham High Road. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic, much of which is forced to stop by the proximity of the nearby traffic lights. The property is therefore highly visible to both bus routes and general traffic. There is a good deal of passing pedestrian flow generated by the proximity to the station and numerous businesses in the vicinity including some multiples such as William Hill, Pizza Express, Cheque Centre etc.





## **DESCRIPTION**

The property comprises a ground floor lock up shop with basement beneath in a parade of similar units. The property has electric security shuttering, tiled floors and suspended ceiling and there is an air conditioning unit installed (not tested). The basement is full height, accessed via a spiral staircase and provides high usable ancillary space/storage.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>6.40m</b>	<b>21'</b>
<b>Internal Width</b>	<b>5.15m</b>	<b>16'9 widening to 5.57m (18'3) after 7.04m (23'11)</b>
<b>Maximum Shop Depth</b>	<b>9.32m</b>	<b>30'6</b>
<b>Sales Area</b>	<b>50.16m<sup>2</sup></b>	<b>540 ft<sup>2</sup> (approx)</b>
<b>Rear Room</b>	<b>12.07m<sup>2</sup></b>	<b>130 ft<sup>2</sup> (approx)</b>
<b>Basement</b>	<b>65.03m<sup>2</sup></b>	<b>700 ft<sup>2</sup> approx</b>
<b>Internal WC</b>		

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 the assignment of an existing lease to expire in June 2014 without review. It may be possible to negotiate terms for a longer lease subject to the existing lease being surrendered and landlord's agreement. Enquiries should be directed to the agents.

## **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. 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**

The current rent passing is **£16,000 (sixteen 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.