

Hooper

**NAYLOR FRIEND**

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## **GOOD SIZE A3 PREMISES** **TO LET**

AVAILABLE UNDER A NEW LEASE AT NO PREMIUM AND WITH THE POTENTIAL OF INCLUSION OF ADDITIONAL SPACE

### **114-118 STREATHAM HILL,** **LONDONSW2 4RS**

#### **LOCATION**

The property is situated with very good frontage to Streatham Hill with a return frontage to Barhill Road. Streatham Hill forms part of the main A23 commuter route and the property benefits from considerable passing vehicular traffic including a number of bus routes. The surrounding area is a densely populated residential catchment and the property is within walking distance of Streatham Hill mainline station. The property shares the vicinity with a mixture of local and more multiple traders, the multiples including Sainsburys, Ladbrokes, William Hill and a local NHS practice.



## **DESCRIPTION**

The property comprises a ground floor catering premises which previously formed part of a pizza restaurant. The property has a good frontage and is arranged internally to provide front sales area and rear additional areas together with internal WCs etc.

The property currently requires reconfiguration to suit the incoming tenant's business.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>9.14m</b>	<b>30'</b>
<b>Internal Width</b>	<b>7.62m</b>	<b>25'</b>
<b>Shop Depth</b>	<b>12.19m<sup>2</sup></b>	<b>40' maximum</b>
<b>Sales Area</b>	<b>1,000 ft<sup>2</sup></b>	<b>92.90m<sup>2</sup> (approx)</b>
<b>Internal WC</b>		

**NB. The property forms part of a larger unit the remainder of which could also be available. Interested parties should make enquiry of the agents.**

**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 sub-lease which is available up to September 2027 on full repairing and insuring terms.

## **USE/PLANNING**

We understand the property currently falls within Class A3 (Restaurant) of the current Town and Country (Use Classes) Order but would suit a variety of trades. It should be noted that internal reconfiguration may be required together with the installation of a new entrance door. Such works may be carried out by the incoming tenant or by the landlords subject to negotiation. 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**

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.