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# WELL POSITIONED LONG LEASEHOLD RESTAURANT FOR SALE

LOCATED IN A POPULAR POSITION IN STREATHAM HILL AND SUITABLE FOR A CONTINUATION OF THE EXISTING BUSINESS OR ALTERNATIVE USE SUBJECT TO CONSENT

## 67 STREATHAM HILL LONDON SW2 4TX

### LOCATION

The property is situated fronting Streatham Hill fairly close to its junction with Leigham Court Road and Streatham Hill station. Streatham Hill forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic and there is a good deal of pedestrian flow generated by surrounding retailers, proximity to a health centre and a nearby pedestrian crossing. The surrounding area is a densely populated residential catchment with some extremely popular residential roads immediately off Streatham Hill. There is a mixture of commercial occupiers and is due to be the subject of a great deal of inward investment in years to come.



## **DESCRIPTION**

The property comprises a ground floor restaurant premises with basement, kitchens and stores forming part of a parade of similar units. The property has a dumb waiter between ground floor and basement, fully equipped kitchens (not tested), and ladies and gents WCs on the half landing. The property is slightly split level in arrangement making for a characterful environment.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>4.66m</b>	<b>15'3</b>
<b>Internal Width</b>	<b>4.60m</b>	<b>15'1 narrowing to 3.81m (12'5) after 6.91m (22'7) and narrowing to 2.74m (9') after a further 1.98m (6'5) and widening to the very rear to 3.38m (11'1)</b>
<b>Maximum Shop Depth</b>	<b>18.13m</b>	<b>(59'5)</b>
<b>Sales Area</b>	<b>65.03m<sup>2</sup></b>	<b>700 ft<sup>2</sup> (approx)</b>
<b><u>Basement</u></b>		
<b>Basement Kitchen</b>	<b>26.47m<sup>2</sup></b>	<b>285 ft<sup>2</sup> (approx)</b>
<b>Basement Stores</b>	<b>37.16m<sup>2</sup></b>	<b>400 ft<sup>2</sup> (approx)</b>
<b>Male &amp; Female WCs on half landing</b>		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential purchasers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is offered by way of a sale of the long leasehold interest with approximately 123 years unexpired.

## **USE/PLANNING**

We understand the property currently falls within Class A3 (Restaurant) of the current Town and Country (Use Classes) Order, and would suit a continuation of the existing restaurant or alternate use if required. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

An initial rent of **£250,000 (two hundred and fifty thousand pounds)** are sought for our client's long leasehold interest.

## **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.