

Hooper

NAYLOR FRIEND

**HIGHLY PROMINENT SHOP**  
**TO LET**

IN A VERY POPULAR PARADE CLOSE TO STREATHAM HILL MAINLINE STATION AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**10 STREATLEIGH PARADE,**  
**STREATHAM HIGH ROAD, SW16 1EQ**

**LOCATION**

The property is situated fronting Streatham High Road close to its junction with Leigham Court Road and very close to Streatham Hill overground station. Streatham High Road forms part of the main A23 commuter route and the property benefits from vast quantities of passing vehicular traffic particularly during the rush hour periods with a good deal of pedestrian flow generated by the nearby station and other trades in the vicinity including Townends estate agents and LA Fitness health club. The surrounding area is a densely populated residential catchment which the property is able to service including large numbers of flats, including mansion blocks in the immediate vicinity.

## **DESCRIPTION**

The property comprises a ground floor lock up shop most recently used as a fashion store but suitable for a variety of trades. The property has security shuttering across the entire frontage, slightly arcaded shop front, internal partitioning to create a good sized sales area, small store and some partitioned changing areas. The property has a suspended ceiling with some spotlighting and a raised platform within the shop front for display purposes. The property has rear access to a communal alleyway.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.48m</b>	<b>18'</b>
<b>Internal Width</b>	<b>5.21m</b>	<b>17'10</b> widening to 5.60m (18'4) and narrowing eventually to 3.56m (11'7)
<b>Maximum Shop Depth</b>	<b>10.05m</b>	<b>33'</b>
<b>Sales Area</b>	<b>50.63m<sup>2</sup></b>	<b>545 ft<sup>2</sup> (approx)</b>
<b>Small Store</b>		
<b>Rear Alleyway Access</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 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. 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 **£17,000 (seventeen 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.