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PROMINENT SHOP **TO LET**

LOCATED CLOSE TO THE JUNCTION OF LEIGHAM COURT ROAD AND STREATHAM HIGH ROAD AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

1 STREATLEIGH PARADE, **STREATHAM, SW16 1EQ**

LOCATION

The property is situated with frontage to Leigham Court Road just off Streatham High Road very close to Streatham Hill mainline station. Leigham Court Road is a busy thoroughfare and bus route and the property benefits from considerable passing vehicular traffic and a fair amount of pedestrian flow generated by the nearby traffic lights, bus stops and the proximity to the health centre and the South London Press headquarters. The property shares the vicinity with mainly secondary trades but there are a number of multiples in the wider area.



DESCRIPTION

The property comprises a ground floor lock up shop most recently used as an internet café but considered suitable for a variety of trades. The property has electric security shuttering to the front (not tested) and internally has solid floors and additional natural light from the rear, with an internal WC. To the very rear is a hard-standing area providing the potential for parking one small vehicle.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.57m	15' widening to 6.79m (22'3) at the very rear
Shop Depth	9.26m	30'4
Sales Area	52.48m ²	565 ft ² (approx)
Internal WC		
Rear hard-standing	17.65m ²	190 ft ² (approx)

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 **£10,000 (ten 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.