

Hooper

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WELL POSITIONED SHOP **TO LET**

WITH A VERY GOOD FRONTAGE CLOSE TO STREATHAM HILL STATION AND
AVILABLE UNDER A NEW LEASE WITH NO PREMIUM

13 STREATLEIGH PARADE **STREATHAM SW16 1EQ**

LOCATION

The property is situated forming part of Streatleigh Parade, a highly prominent retail block at the junction of Leigham Court Road close to Streatham Hill Station. Streatleigh Parade forms part of the main Streatham High Road retail area and the property benefits from a good deal of passing pedestrian traffic created by nearby retailers, bus stops and other facilities. There is a huge amount of passing vehicular traffic particularly during the rush hour periods as Streatham High Road forms part of the main A23 commuter route. The property shares the vicinity with a mixture of local and multiple retailers and the property is considered suitable for a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop most recently occupied as a Chinese herbal clinic and retailer. The property has good overall frontage and is currently arranged internally to provide retail and consultancy room facilities. Partitions are demountable and clear retail space is available. There is rear pedestrian access via a shared alleyway.

ACCOMMODATION

Gross Frontage	6.40m	21'
Internal Width	6.70m	22' narrowing to 5.94m(19'5) after 3.53m (11'6)
Maximum Shop Depth	9.99m	32'8
Sales Area	60.38m	650 ft² (approx)
Internal WC		

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 is considered suitable for a variety of trades. It should be noted that the landlords own the whole block of Streatleigh Parade and certain trades will not be allowed due to parade management considerations.

RENT

An initial rent of **£17,500 (seventeen thousand five hundred 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.