

Property Particulars

LONDON

100 STREATHAM HIGH ROAD, SW16 1BS

A2 CORNER PREMISES TO LET ON A NEW LEASE



LOCATION

The property occupies a prominent location on the corner of Streatham High Road and Norfolk House Road. Within a short walk is Streatham Railway Station as well as Streatham Hill Station. Nearby occupiers include **Nandos**, **Paddy Power**, **William Hill** and **British Heart Foundation**

DESCRIPTION

The property has accommodation arranged over ground floor and basement with the following approximate dimensions net internal floor areas,

Net frontage	4.44 m	14 ft 7 in
Gross Frontage	4.95 m	16 ft 3 in
Return Frontage	3.18 m	10 ft 5 in
Internal Width	5.33 m	17 ft 6 in
Shop Depth	11.02 m	36 ft 2 in
Ground Floor	88.54 sq m	953 sq ft
Basement	52.95 sq m	570 sq ft
TOTAL	141.49 sq m	1,523 sq ft

LEASE

The property is available by way of a new Effective Full Repairing and Insuring lease on terms to be agreed

RENT

We have been instructed to offer the premise at a rental of **£27,500 pax**, subject to contract.

DEPOSIT

A rent deposit may be required

BUSINESS RATES

The property has a rateable value of £17,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Lambeth Council on 0207 926 1180 with regards to the rates payable.

ENERGY PERFORMANCE

A copy of the Report is available on request.

TIMING

Subject to vacant possession

VALUE ADDED TAX

VAT will be charged if applicable

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

NOVEMBER 2017