

CLASS E OPPORTUNITY

STREATHAM

52-58 HIGH ROAD

Description

Streatham is located within the London borough of Lambeth, approximately 6 miles south of central London.

The subject property occupies a prominent position on Streatham High Road. Nearby retailers include **B&Q**, **Shoezone**, **Tesco Express**, **Fitness First**, **F45**, **KFC**, and **Halifax**. Delivery access to the property is via the rear gate leading onto Broadlands Avenue. The property also benefits from being a short walk from Streatham Hill Train Station.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over ground and first floors, providing the following approximate areas:

Ground Floor Sales	1,471 sq. ft. (136.66 sq. m)
Ground Floor Ancillary	1,424 sq. ft. (132.29 sq. m)
First Floor Ancillary	1,161 sq. ft. (107.86 sq. m)
Total	4,056 sq. ft. (377 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£65,000

per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£54,000
UBR (25/26)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of B. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**

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