

CLASS E PREMISES TO LET

68 Streatham Hill
Streatham
SW2 4RD

574 sq. ft.
(53.33 sq. m.)





LOCATION

The property is located in a busy position on Streatham Hill (A23) and within a short walk of Streatham Hill train station, providing suburban services.

Situated in the vibrant and bustling parade, other occupiers include Post Office, estate agents, Decorator's Mate, health and beauty and food outlets. Streatham Hill Health Centre is opposite and there are numerous bus routes passing the property.

DESCRIPTION

A mid terraced retail unit at ground floor with access to a rear service road.

The property is predominately open plan and following full refurbishment in 2018, provides fantastically presented modern space with excellent natural light, laminate flooring, and air conditioning. To the rear is a kitchen, together with a single WC.

AMENITIES

- Prominent location with high traffic flow
- Rectangular retail area
- Extremely well presented, open plan unit
- CCTV and Intruder Alarm (with remote access and control)
- Fibre Optic broadband available
- Door Entry system



ACCOMMODATION

GF Retail

574 sq. ft. (53.33 sq. m.)

LEASE

Protected lease available to 19 December 2032 with a rent review 20 December 2027.

USE

Previously used as an estate agent's office (Class E).

SERVICE CHARGE

Circa £900 - £1,100 per annum.

VAT

The property is not elected for VAT.

EPC

GF – Band C (56). Expires 20 August 2033.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

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Rent: £20,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: £12,750
UBR 2025/2026 - £0.499p in the £
Source: VOA website.

Small Business rates Relief may be available.
Interested parties should make their own enquiries with Lambeth Council to confirm the rates payable



EPC

Energy performance certificate (EPC)			
68 Streatham Hill LONDON SW2 4RD	Energy rating C	Valid until	20 August 2033
		Certificate number	6020-2088-0436-9002-2773
Property type		Retail/Financial and Professional Services	
Total floor area		53 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
<div><div><div>Under 0</div><div>A+</div><div>0-15</div><div>A</div><div>16-30</div><div>B</div><div>31-45</div><div>C</div><div>46-60</div><div>D</div><div>61-75</div><div>E</div><div>76-90</div><div>F</div><div>91-100</div><div>G</div></div><div>Net zero CO₂</div><div>36 C</div></div>			
How this property compares to others			
Properties similar to this one could have ratings:			
If newly built		6 A	
If typical of the existing stock		25 A	

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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



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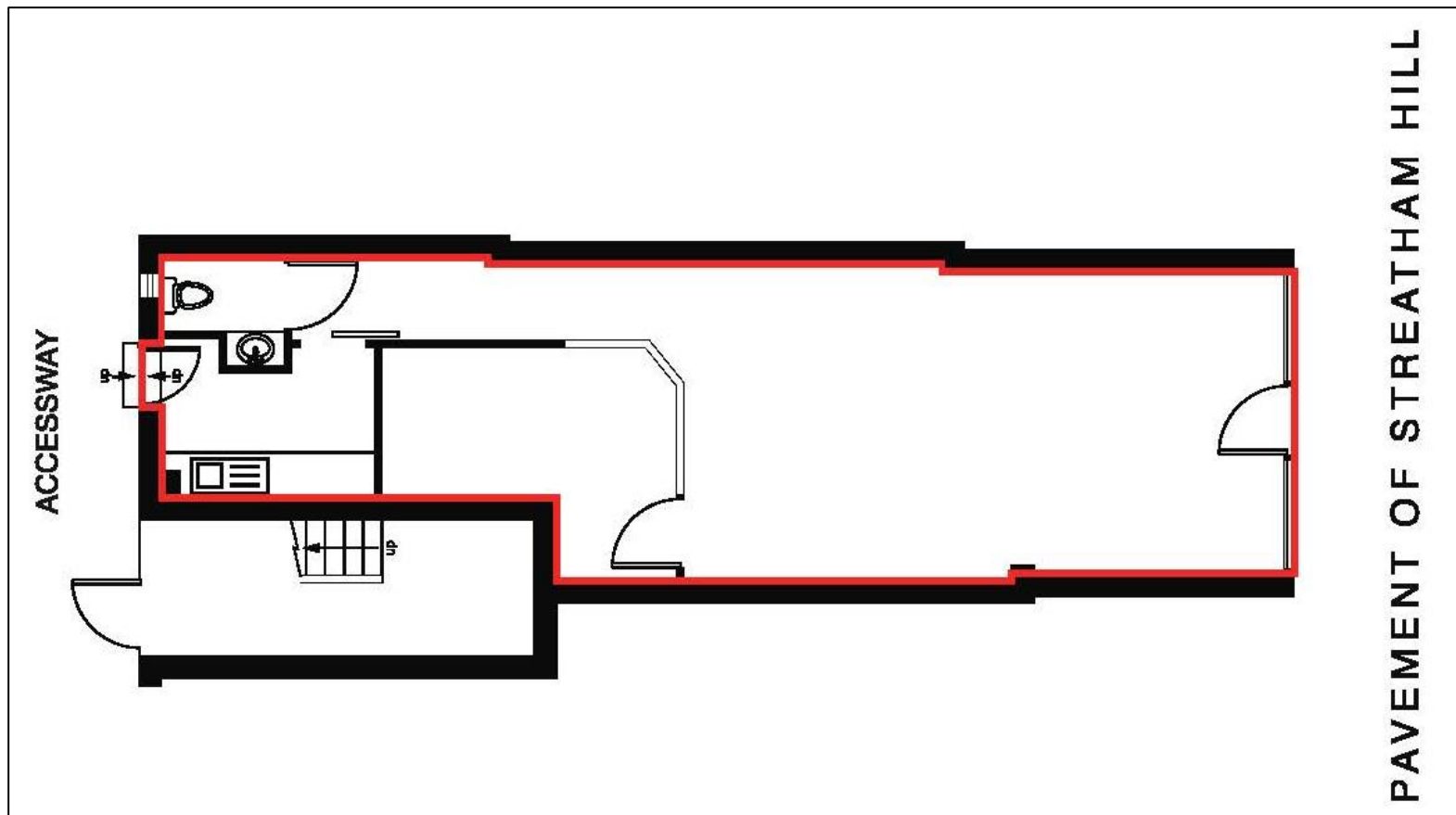
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