



# Westbury Express

Ref: 2411669

92 Streatham High Road, London, SW16 1BS

Leasehold: £110,000, Annual Rent: £37,000

- Premium High Street location
- Advised weekly sales c£13,000
- Further scope to increase sales
- Established business with loyal customers
- Exceptionally high footfall
- Energy Rating D



Bought by the present owners in 2021 this well presented lock up shop has fantastic scope for operator to drive sales forward. The owner has advised the current weekly sales are around £13,000. The business is in an incredibly busy area with plenty of passing footfall and is presented in excellent condition throughout having been recently refurbished prior to them buying.



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### Location

Streatham High Street is one of the largest high streets in London offering a range of independent and corporate businesses. In recent years the area has changed significantly with the introduction of upmarket boutique cafes and retailers. The business is located right on the high street and benefits from the high footfall and passing trade.

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### Internal Details

The shop has a retail area of c.1000 sq ft. The business is fitted with all necessary equipment for a convenience store. There are a series of store rooms to the rear with a separate office and toilet.

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### Trading Hours

Monday to Sunday 7am - 11pm



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### Fixtures & Fittings

The majority of the fixtures and fittings are included in the sale.

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### Trading Information

Trading information can be provided by the owner on viewing the business.

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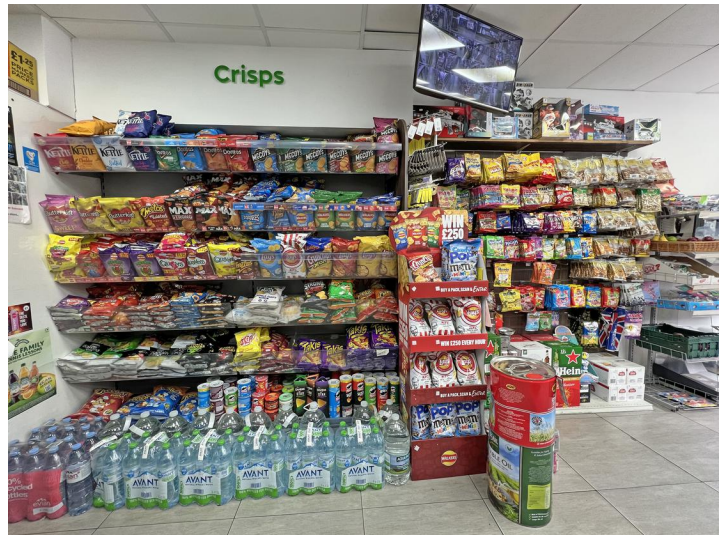
### Tenure

The lease is available with a passing rent of £37,000 per year.

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### Staff

There are no staff to transfer with the business.





**Ground Floor**

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DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments
<p><b>BakerLie</b></p> <p>Tel: 01904 678005 info@bakerlie.com www.bakerlie.com</p>		
<p><b>Project</b></p> <p>Floor Plans</p> <p>Westbury Food and Wine 82 Stratham High Road London SW16 1BS</p>		
<p>Drawing No: 8888-23-JP-03</p> <p>Drawing Title: Floor Plan</p> <p>Drawing Date: 2023</p> <p>Drawing Size: @A1</p>		

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### James Matson

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E:james.matson@christie.com  
Reading



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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