



Sanderson
Weatherall

RETAIL UNIT TO LET



56 STREATHAM HILL, LONDON, SW2 4RD

sw.co.uk



- **Busy location**
- **Lock-up shop**
- **Close to Streatham Hill Station**

Location

The property is located on Streatham Hill (A23) approximately 0.8 miles north of Streatham and 1.5 miles south of Brixton.

The subject property is within a retail parade on the west side of Streatham Hill, south of the junction with Telford Avenue. Neighbouring uses include Winkworth, Batch & Co, Viet Fusion, Tieva Brasserie, Papa Johns, and Decorators Mate.

Streatham Hill Station is 0.3 miles to the south of the property. There are a number of bus routes including services into central London.

Description

Ground floor lock-up shop with tiled floor, suspended ceiling and roller shutter. There is an external WC accessible from the rear of the unit.

Accommodation

Description	Size (GIA)	
	Metric	Imperial
Internal Width	3.55 m	11 ft 6 ins
Shop Depth	9.87 m	32 ft 4 ins
Ground Floor Area	34.23 sq. m	368 sq. ft

Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews.

Offers

The Landlord is seeking offers in the region of £12,500 per annum exclusive.

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.



Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the Landlord as security and held for the duration of the term.

Rates

Rateable Value: £8,900

Rates Payable (2023/2024): £4,441.10

Service Charge

The tenant will be required to contribute towards a service charge.

Energy Performance Certificate

The property has an energy rating of D.

Planning

All planning related enquiries should be via Lambeth Council Planning Department.

VAT

The property is not subject to VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.

