



- 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.

# 56 STREATHAM HILL, LONDON, SW2 4RD



# 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.

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