



**8-9 Streatleigh Parade, Streatham High Road, London SW16 1EQ**

A prominent and well fitted restaurant/café premises with the benefit of a 1am entertainment license and alcohol license – premium offers invited.

020 8681 2000

info@hnfproperty.com

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# 8-9 Streatleigh Parade, Streatham High Road, London SW16 1EQ

## Passing Rent: £44,000 per annum exclusive – Premium offers invited.

**LOCATION:** - The property is situated with a good frontage to Streatham High Road close to Streatham Hill station and in a highly prominent position. Streatham High Road forms part of the A23 commuter route and the property benefits from vast quantities of passing vehicular traffic. The property also benefits from the presence of a bus stop in the locality which enhances foot-flow to the location. There is also a nearby pedestrian crossing which further adds to the footfall. The property shares the locality with a mixture of specialist and multiple occupiers e.g. Tesco, NatWest, Haart Estate Agents and Stirling Ackroyd. The surrounding area is a densely populated residential catchment which the Parade is able to service.

**DESCRIPTION:** - The property comprises a cafe premises with a basement, commercial kitchen with extraction and male & female WCs. The property benefits from a highly visible frontage, modern décor as well as a 1am license, alcohol license and a commercial kitchen (not tested). The property presents a turn-key opportunity for restaurant / café / bar operators or alternate operations.

### **ACCOMMODATION:** -

Overall frontage	12.257m (40ft) approx.
Internal width	12.257m (40 ft) approx.
Max. Shop depth	9.832m (32ft) approx.
Gross floor area	116.385m <sup>2</sup> (1253ft <sup>2</sup> ) approx.
Kitchen	20.098m <sup>2</sup> (216ft <sup>2</sup> )
Food prep area	6.53m <sup>2</sup> (70ft <sup>2</sup> )
Cold store	3.465m <sup>2</sup> (37ft <sup>2</sup> )
Basement	47.28m <sup>2</sup> (508ft <sup>2</sup> )
Male and female WCs	

**USE/PLANNING:** - The property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of uses.

**TENURE:** - The property is offered by way of an assignment of the existing lease for a term of 20 years from (and including) 29 September 2011 for a term of 20 years with a rent review taking place on a 5-yearly schedule with the next review in 2026. Premium offers are sought.

**PASSING RENT:** £44,000 PAX.

**BUSINESS RATES:** - The property has a ratable value of £38,000 per annum and interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 50 - Band B.

**VAT:** - We understand that VAT is not applicable.

**VIEWINGS:** -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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[info@hnfproperty.com](mailto:info@hnfproperty.com)

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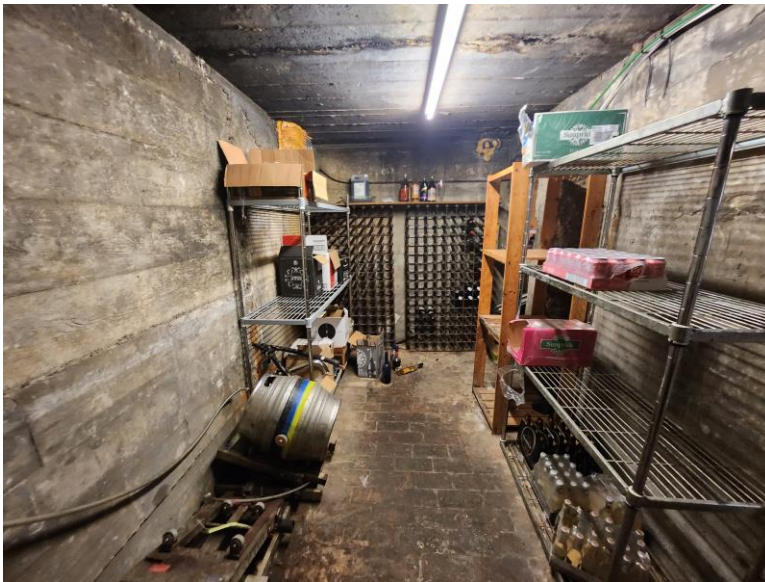
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11<sup>th</sup> March 2024



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