



## 57-59 Streatham Hill, London, SW2 4TX

A prominent ground floor Class E unit with return frontage and basement rooms to let on a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 57-59 Streatham Hill, London, SW2 4TX

## Price £60,000 per annum exclusive

### **LOCATION:** -

The property is situated with good frontage to Streatham Hill to the north of Streatham Hill Station. The property benefits from a visible return frontage to Downton Avenue. Streatham Hill forms part of the A23 commuter route, therefore the property benefits from vast quantities of passing vehicular traffic, particularly heavy during the rush hour periods. There are short term parking bays in the vicinity which encourage quick stop trade. The property shares the vicinity with a mixture of users including restaurants, retailers and service providers. The local area is a densely populated residential catchment which the property is able to service.

### **DESCRIPTION:** -

The property comprises a highly visible ground floor lock-up shop and basement forming part of a grand Victorian building. Each individual unit has a storage area to the rear and access to two basement areas, both benefitting from natural light. The property has high ceilings, an internal WC, and access from the rear via Downton Avenue.

There is a further externally accessed storage basement which is accessed via a service path to the rear of the building. The property has most recently been used as a pet supply shop; however, is considered suitable for a variety of trades.

### **ACCOMMODATION:** -

Streatham Hill frontage	10.8m (35ft)
Return frontage	9.545m (31ft)
Internal width	10.62m (34ft)
Maximum depth	16.64m (54ft)
Sales area	169.55m <sup>2</sup> (1,825ft <sup>2</sup> ) approx.
Basement areas totalling	186.36m <sup>2</sup> (2,000ft <sup>2</sup> )
Internal WC	

### **TENURE:** -

The property is to be offered by way of a new lease, the length of which is to be negotiated.

### **USE/PLANNING:** -

We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and would suit a variety of trades.

**Interested parties should seek guidance from the Local Authority in respect of their intended use prior to offer.**

### **RENT/PRICE:** -

A rent of £60,000 (sixty thousand pounds) per annum exclusive is sought.

### **EPC RATING:** -

The property has an EPC rating of 52 within C.

### **BUSINESS RATES:** -

The property has a rateable value of £28,500.

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

Interested parties should contact the Local Authority to confirm the rates payable.

### **VAT:** -

We understand that the property is not elected to VAT.

### **VIEWINGS:** -

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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