



73 Streatham Hill, London SW2 4UB

FOR
SALE

2007
Sq Ft

£600,000
Leasehold (111 yrs)

ERV (pax)
£32,000

GIY
5.33%

Description

The property comprises a ground floor and basement commercial unit, with a prominent return frontage, currently trading as ADS One DIY and Hardware Store.

The ground floor is 957 sqft and is made up mostly of open plan retail area with 4m ceiling height. To the rear, and up a small staircase is the upper ground floor where there is an office, WC, and kitchenette.

The full height open plan basement is currently being used for storage, but with a refurbishment could easily be converted to usable retail space.

To the rear of the property there is a small yard accessed via Cricklade Avenue.

The opportunity is available for sale as a long leasehold interest, with 111 years remaining, and includes the stock, fixtures and fittings, and the goodwill of the business.

Price

£600,000 subject to contract

Use Class

We understand the property currently has E use. Other uses may be considered subject to relevant planning permissions.

Parties must make their own enquiries with the local planning authority.

EPC VAT Local Authority

TBC TBC LB Lambeth

Lease Dates

Lease Start Date: Mar-2008
Lease End Date: Mar-2133

Accommodation

	Sq M	Sq FT
Ground:	88.93	957
Basement:	97.55	1050
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	10.65	115
Total (GIA):	186.48	2007

Rates

Rateable Value:
Rates Payable (19/20): TBC pa*

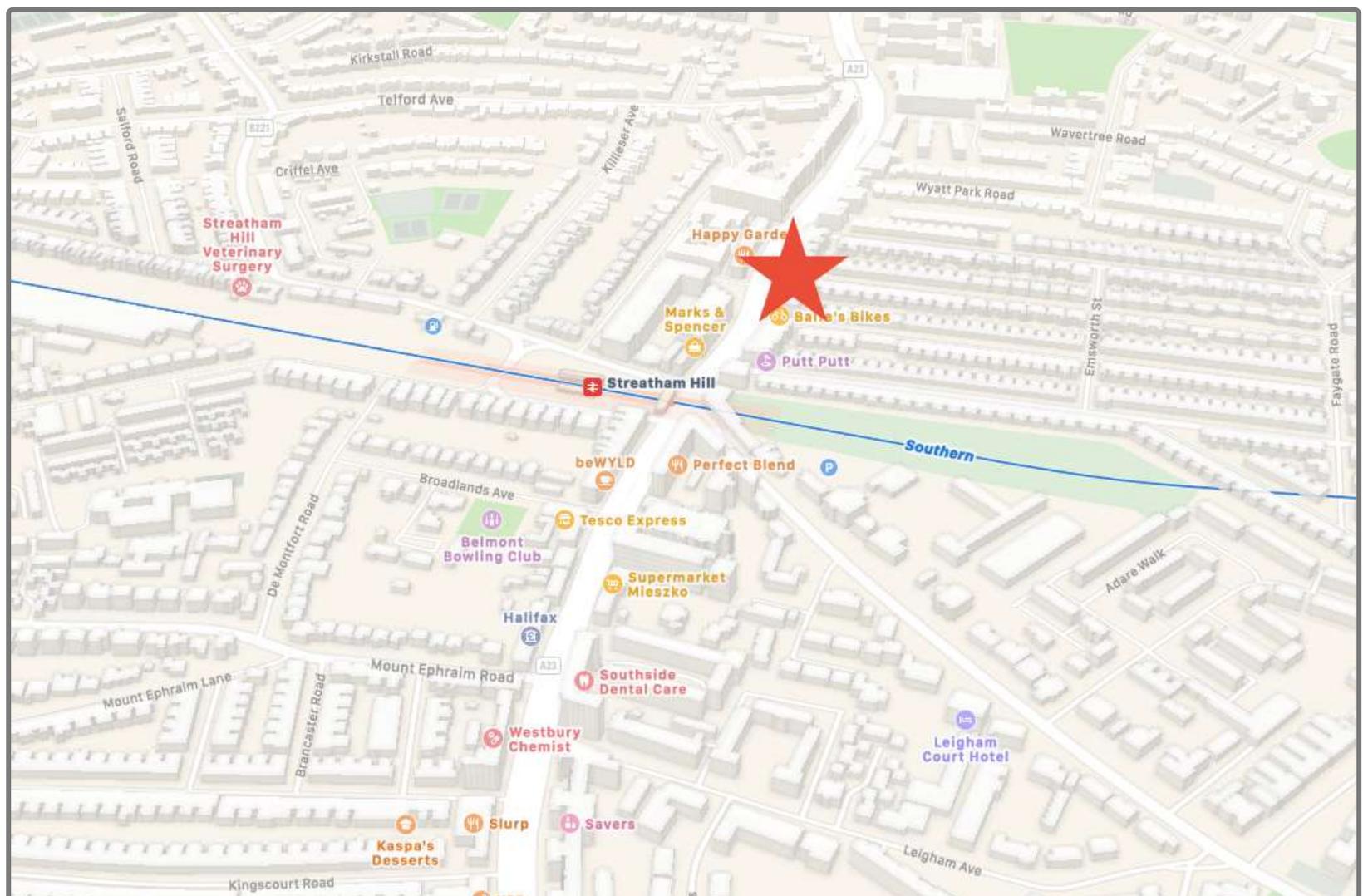
*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

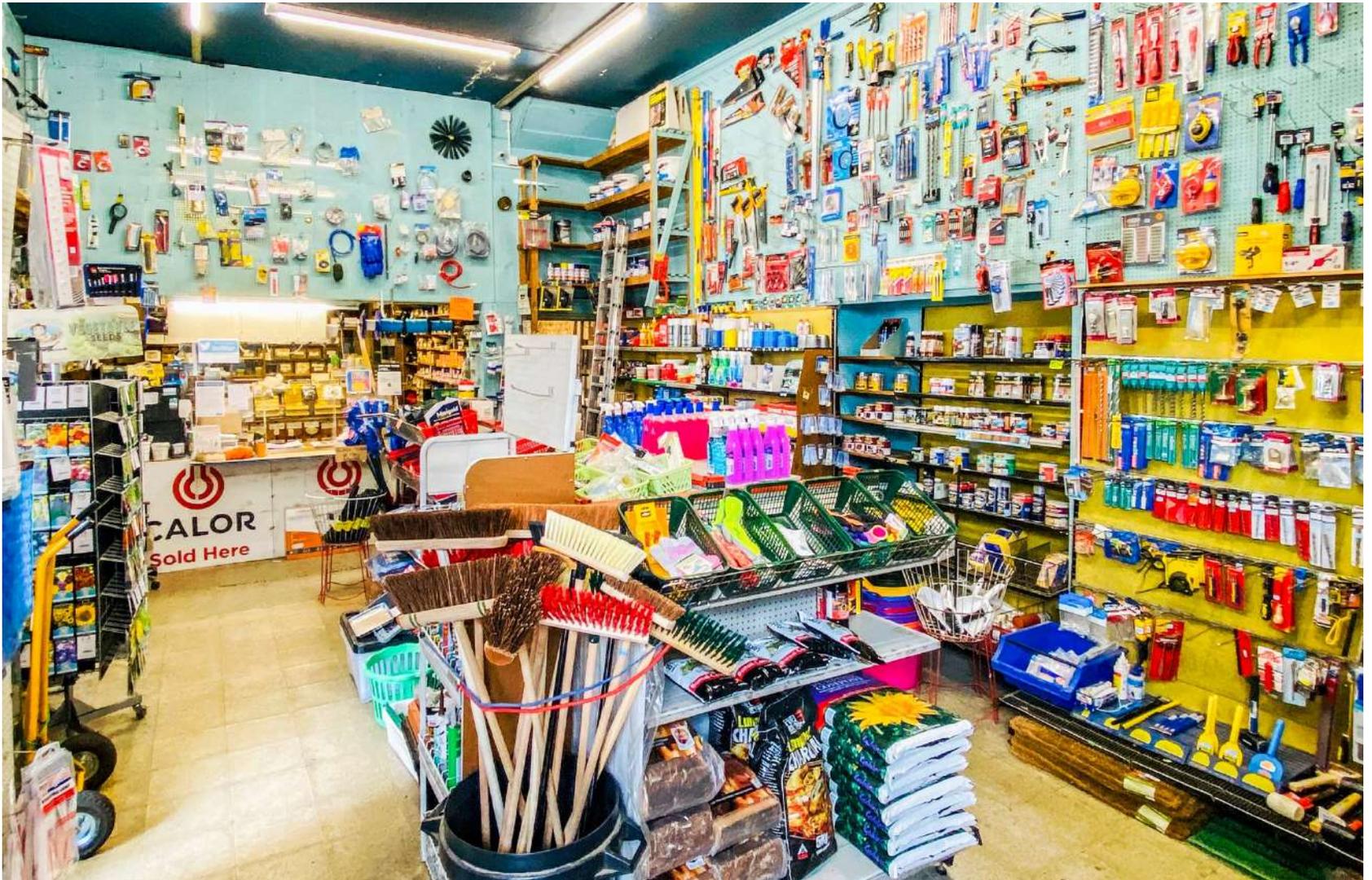
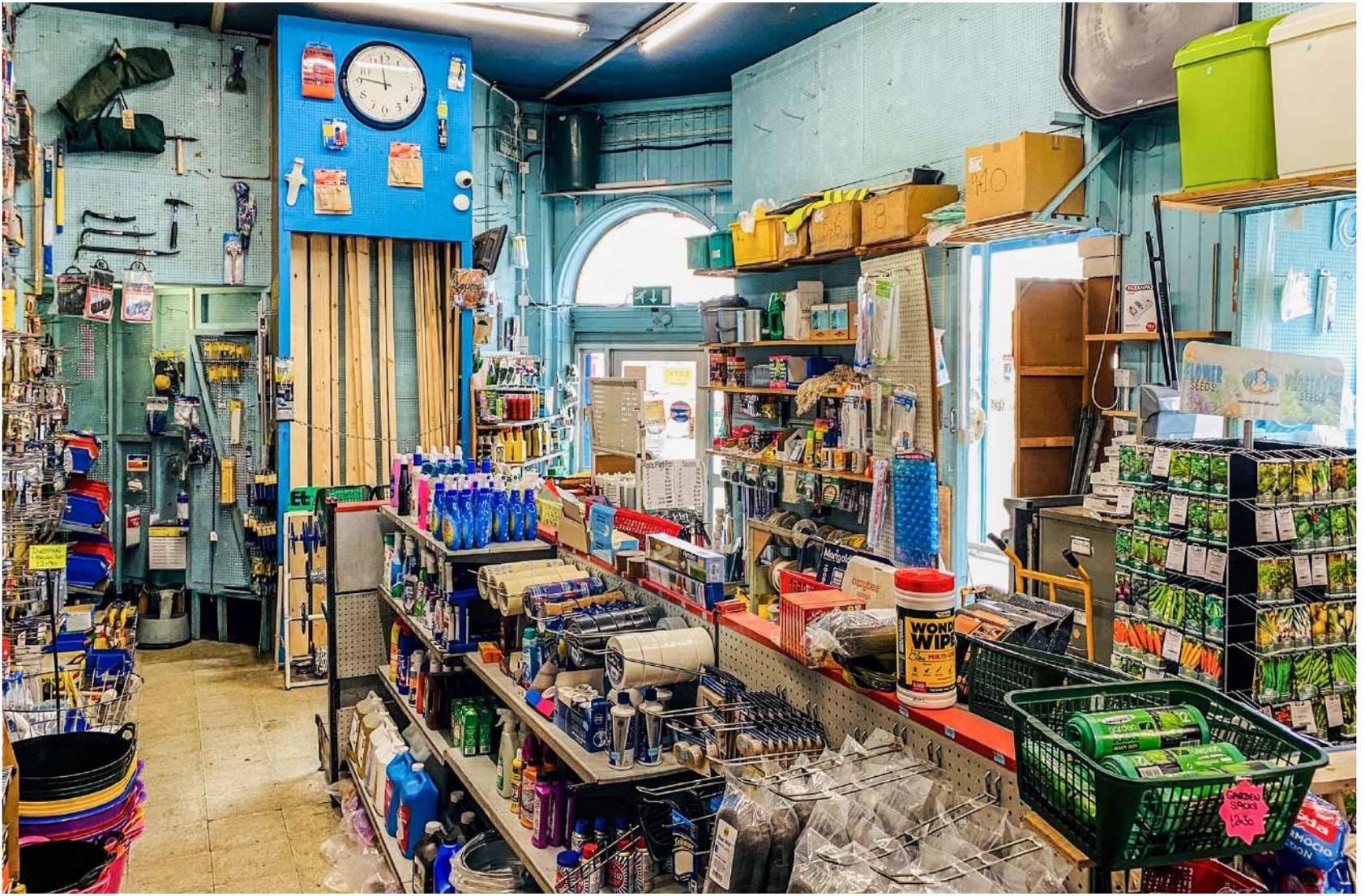
Location

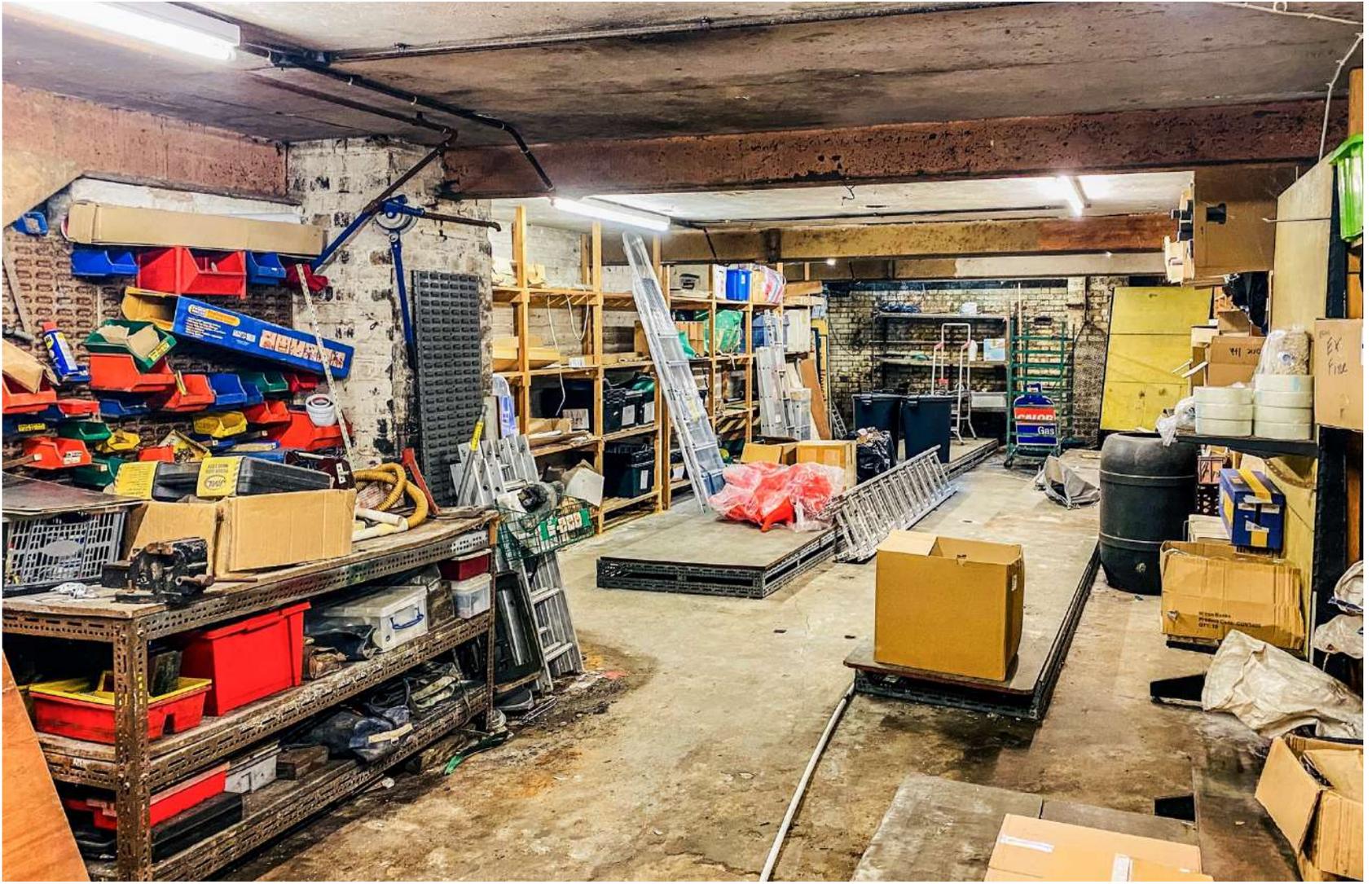
The property is situated on the East Side of Streatham Hill (A23) on the corner of the junction with Cricklade Avenue.

Streatham Hill Station is a 2 minute walk to the South connecting you to Mainline services into Central London with multiple bus routes running up and down the road.

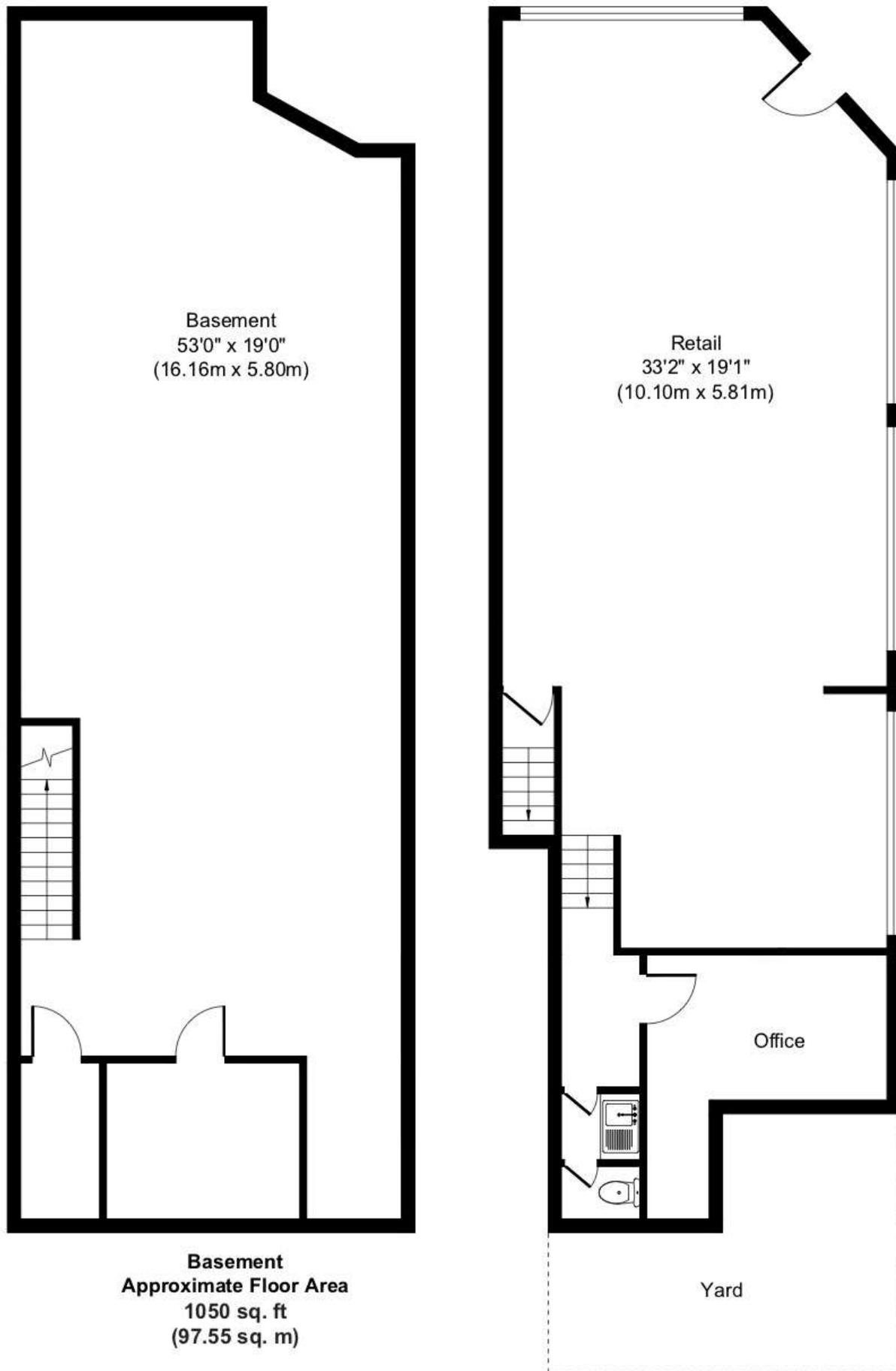
An affluent area and surrounded mostly by residential neighbourhoods, notable neighbours include M&S Foodhall, Trinity Hospice, Headmasters and Coop; as well as a number of strong local retail and restaurant operators.







73 Streatham Hill



Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 2007 sq. ft (186.48 sq. m)

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.