

73 Streatham Hill, London SW2 4UB

TO
LET

2007
Sq Ft

£30,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor and basement commercial unit, with a prominent return frontage, previously 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.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£30,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause:

EPC VAT Local Authority
TBC TBC LB Lambeth

LTA 1954 Utilities
Negotiable 1 Phase, Gas

Accommodation

	Sq M	Sq FT
Ground:	88.93	957
Basement:	97.55	1050
Total (GIA):	186.48	2007

360 Tour and Floor Plan Available

Business Rates

Rateable Value:	£18,750
Rates Payable (23/24):	£9,356 pa
With Small Bus Relief:	£9,356 pa*
With 75% Retail Relief:	£2,339 pa*
With both Reliefs:	£2,339 pa*

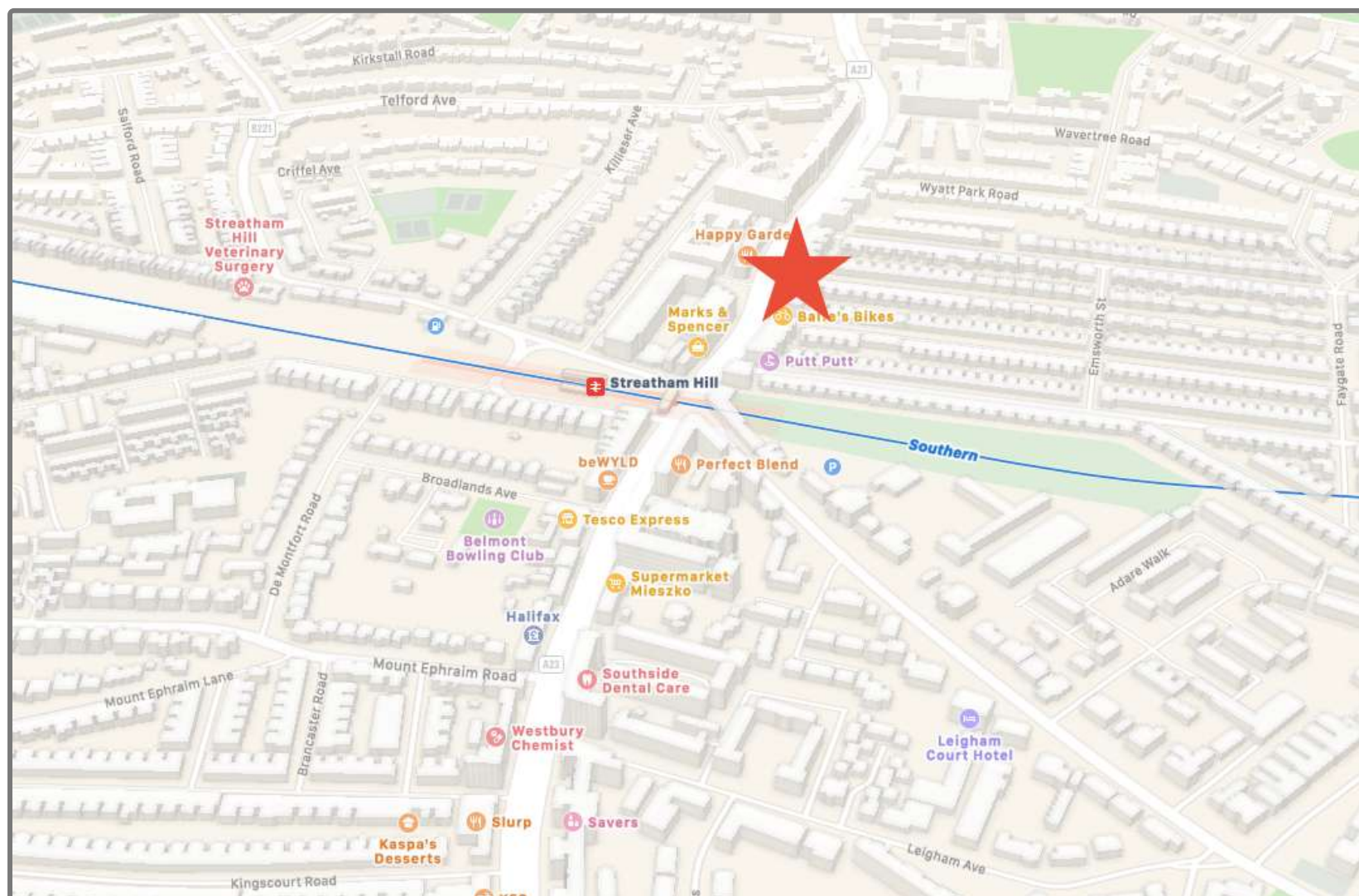
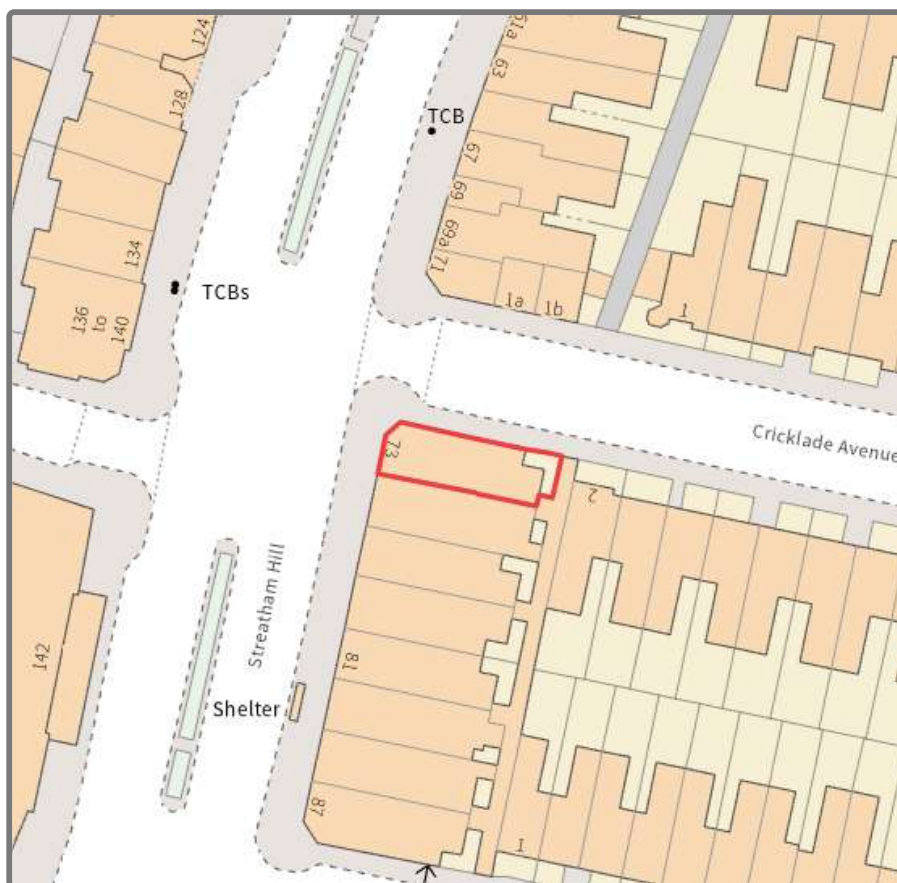
*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

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.



Evans Pearson

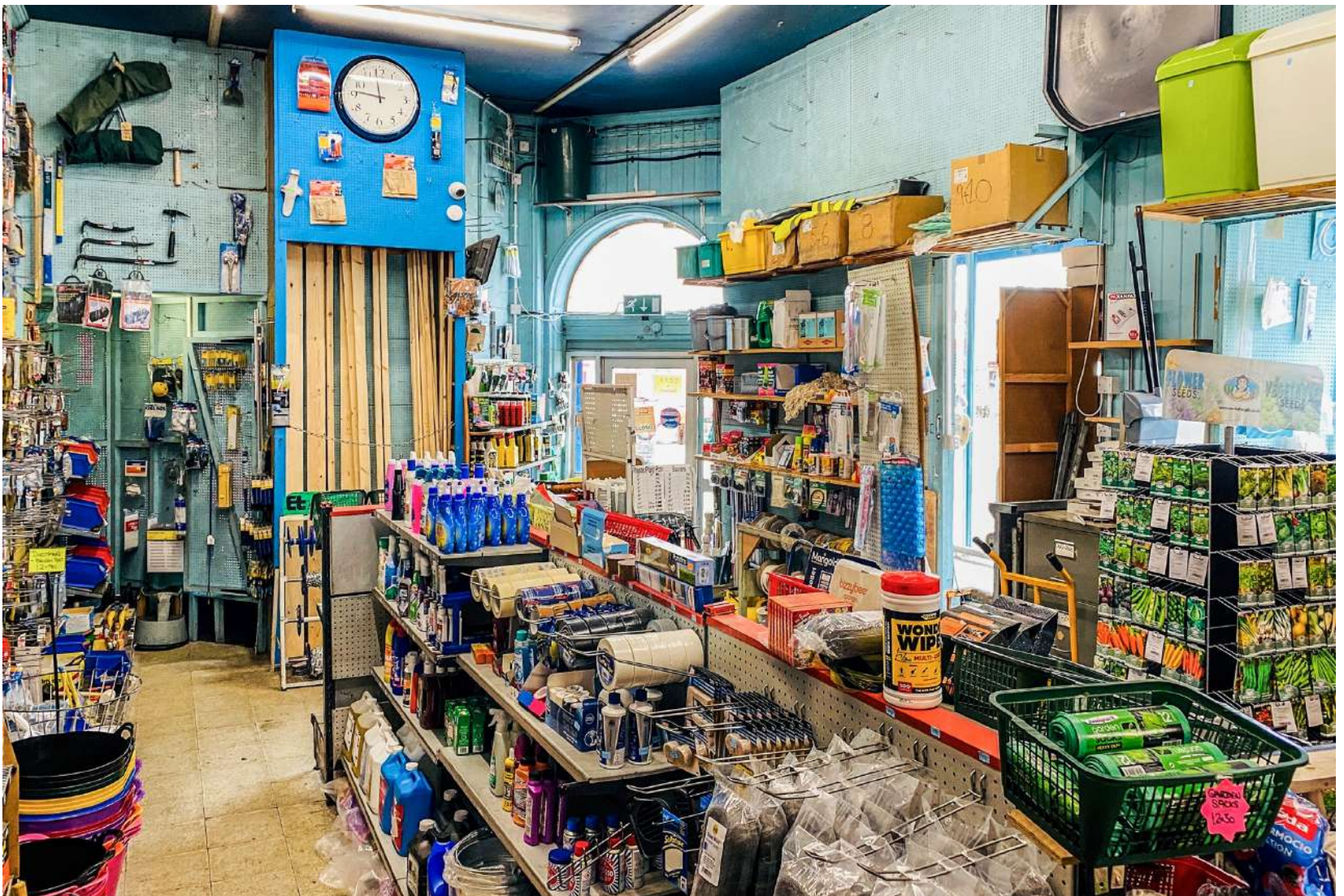
Chartered Surveyors

Contact:

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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.

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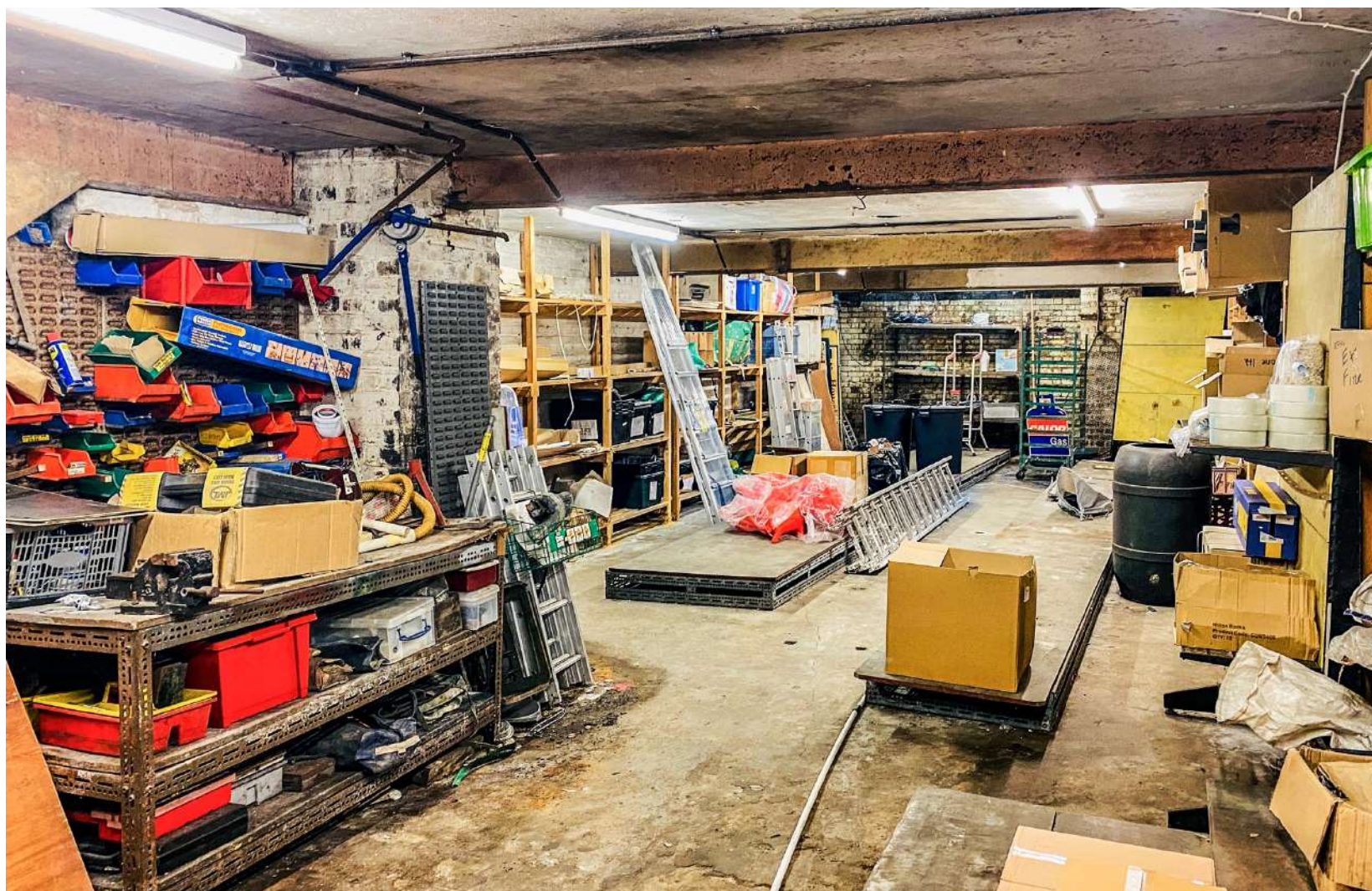
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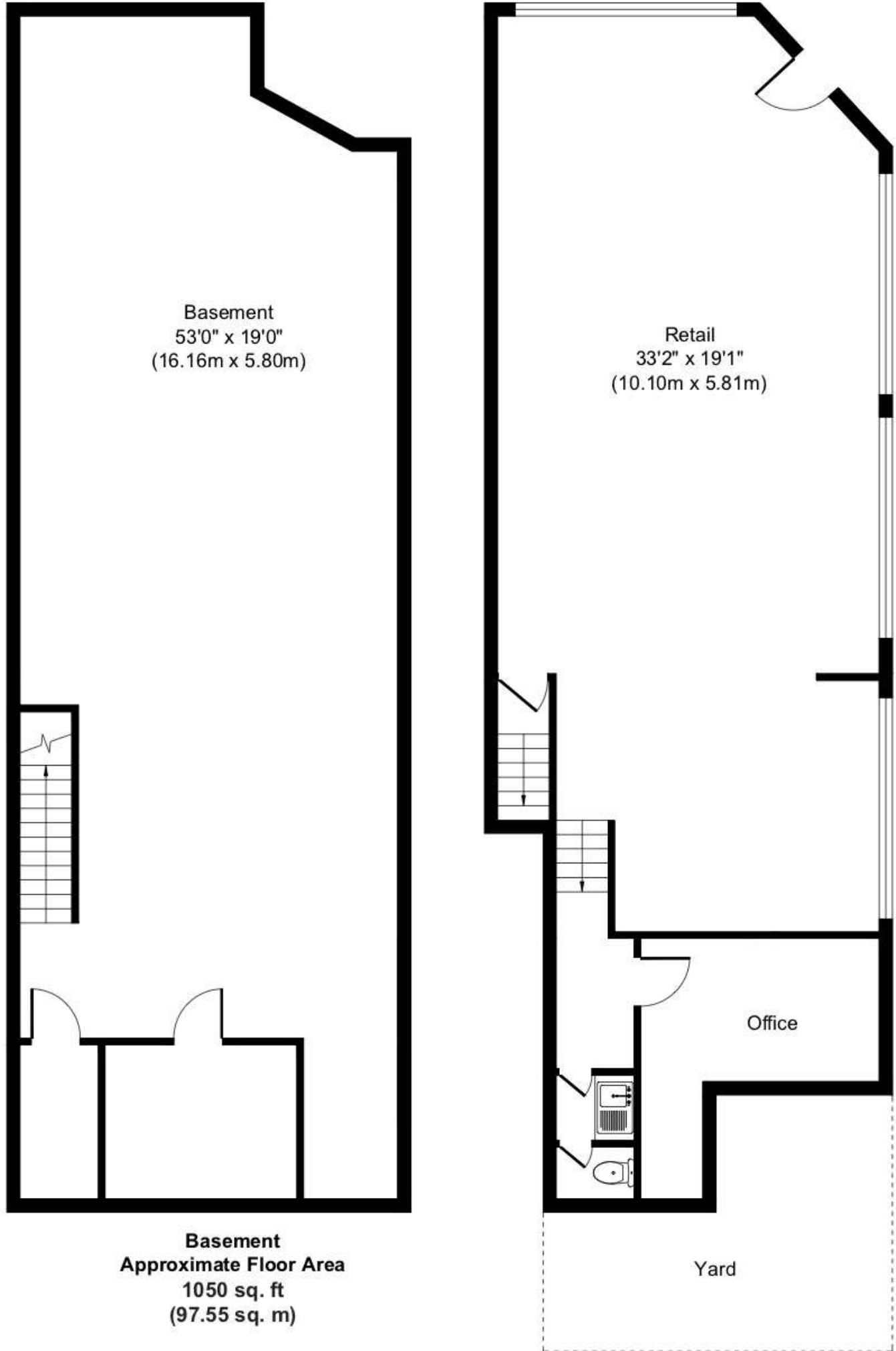
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73 Streatham Hill



Basement
Approximate Floor Area
1050 sq. ft
(97.55 sq. m)

Ground Floor
Approximate Floor Area
957 sq. ft
(88.93 sq. m)

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

Evans Pearson
Chartered Surveyors