

103-105, Streatham High Road,
London, SW16 1HJ



TO LET

Rare Prime Opportunity



About the property

The property is arranged over 4 floors, basement, ground, first & second. The ground floor, basement and first floor were previously operated as a public house. The second floor was previously let to a dance studio. The rear is an enclosed courtyard. Offering almost 10,000 Sq Ft. in prime London retailing destination.

Prime Location

Streatham High Street is positioned to cater to the diverse tastes and preferences of the local population. Its retail offerings can appeal to a broad spectrum of customers, from families seeking convenience to young professionals looking for unique and trendy products.



Streatham High Road forms the A23 and is a major route linking Central London (about 7 miles north) to Croydon (about 6 miles to the south). Streatham itself a densely populated and popular suburb which also enjoys good rail services at Streatham, Streatham Common and Streatham Hill Stations. The property occupies a prominent site on Streatham High Road opposite the junction with Prentis Road and by a pedestrian crossing.

with 12.5 M
passenger
footfall each
year

Among major brands;





Floor

Sq Ft

Ground Floor

3,106 sq ft

Basement

218 sq ft

1st Floor

2,734 sq ft

2nd floor

2,740 sq ft

Garden

1,103 sq ft

Total

9,901 sq ft

Tenure

The entire property is available on a fresh Fully Repairing & Insuring lease for a term to be agreed contracted within the Landlord & Tenant Act 1954 Part II (as amended).

Rates

The property consists of two VOA rating entries.

Ground & First Floor	£62,000
Second Floor	£19,750
TOTAL	£81,750

Business Rates payable **£41,856pa (approx.)**
(£62,000 + £19,750) £81,750 x £0.512

User

Ground & First Floor	Class E
Second Floor	Sui Generis

Rent

On Application.

EPC rating B



GET IN TOUCH

Viewings - Strictly by Appointments.

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