

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 and basement previously operated as a public house. The rear is an enclosed courtyard. **Offering over 4,000 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.

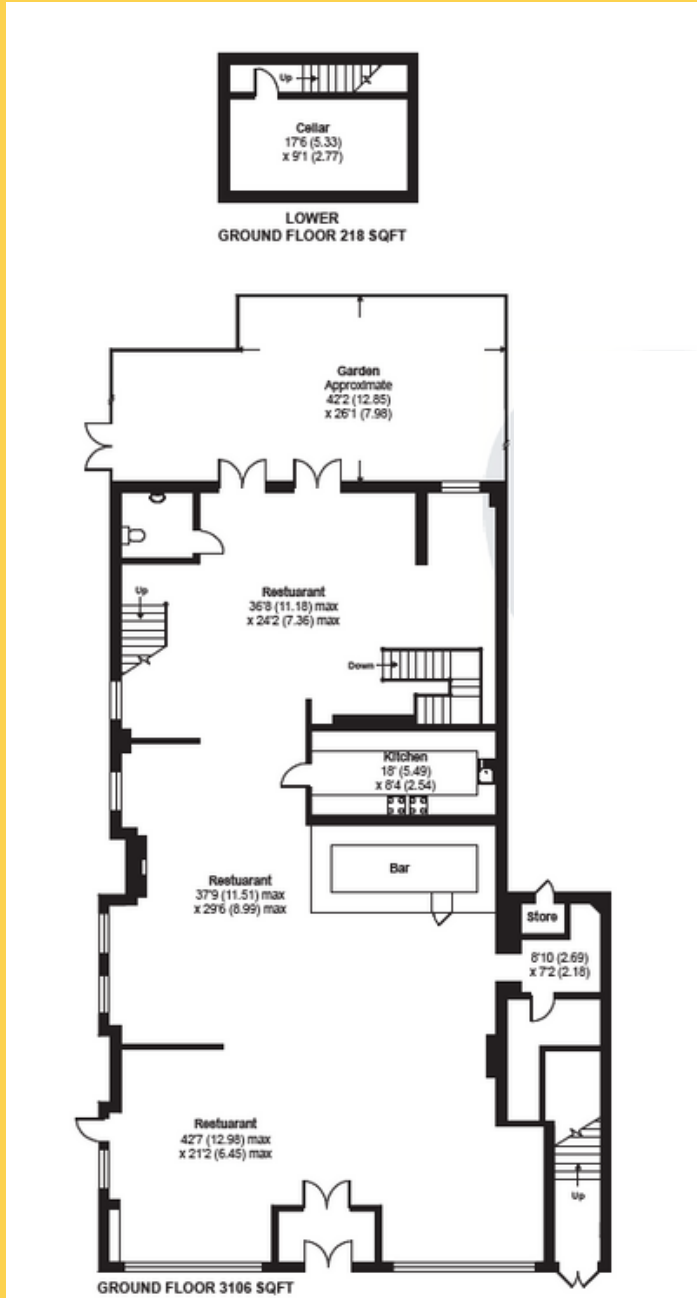


Streatham High Road forms the A23 and is a major route linking Central London (about 7 miles north) to Croydon (about 6 miles to the south). Streatham itself a densely populated and popular suburb which also enjoys good rail services at Streatham, Streatham Common and Streatham Hill Stations The property 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

Garden

1,103 sq ft

Total

4,427 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 's VOA rating entry is stated below.

Ground & First Floor                      £62,000

Given as the Ground Floor is available to let, VOA entry alteration will be applied for.

## User

Ground & First Floor              Class E - Drinking establishment

## Rent

On Application.

EPC rating B



# GET IN TOUCH

Viewings - Strictly by Appointments.

Danish Hanif      [danish@glasshousemanagement.co.uk](mailto:danish@glasshousemanagement.co.uk)

020 8944 4140



Faarah Aliff      [faarah@glasshousemanagement.co.uk](mailto:faarah@glasshousemanagement.co.uk)

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