



CLASS E / SUI GENERIS PREMISES TO LET STREATHAM

**103-105 STREATHAM HIGH ROAD,
LONDON, SW16 1HJ**

LATE 02:00 AM LICENCE



Location:

The subject property is located on the busy Streatham High Road. Streatham Rail Station (Southern and Thameslink train services) is located a short walk from the property.

Nearby occupiers include: William Hill, Sports Direct, Admiral, Aldi, Tesco, Paddy Power, Boots, Lidl, Nando's, Costa Coffee, and Odeon, amongst several established independent occupiers.

Accommodation:

The units are arranged over the Ground, First, Second Floors, Basement and Garden with the following approximate net internal areas:

| | |
|----------------------|---|
| Ground Floor: | 3,106 sq. ft. (288.55 m²) |
| Basement: | 218 sq. ft. (20.25 m²) |
| Garden: | 1,103 sq. ft. (102.47 m²) |

Use:

The subject premises benefits from Sui Generis / Class E planning consent.

Alternative uses will be considered subject to planning.

Rent:

Ground Floor, Basement & Garden:
Offers in excess of £100,000 pax.

Lease:

The premises are available by way of a new lease with terms to be agreed.

Premises Licence:

| | |
|----------------------|---------------|
| Sunday to Wednesday: | 09:00 – 00:00 |
| Thursday: | 09:00 – 01:00 |
| Friday & Saturday: | 09:00 – 02:00 |

Legal Costs:

Each party to bear their own legal costs.

Rates:

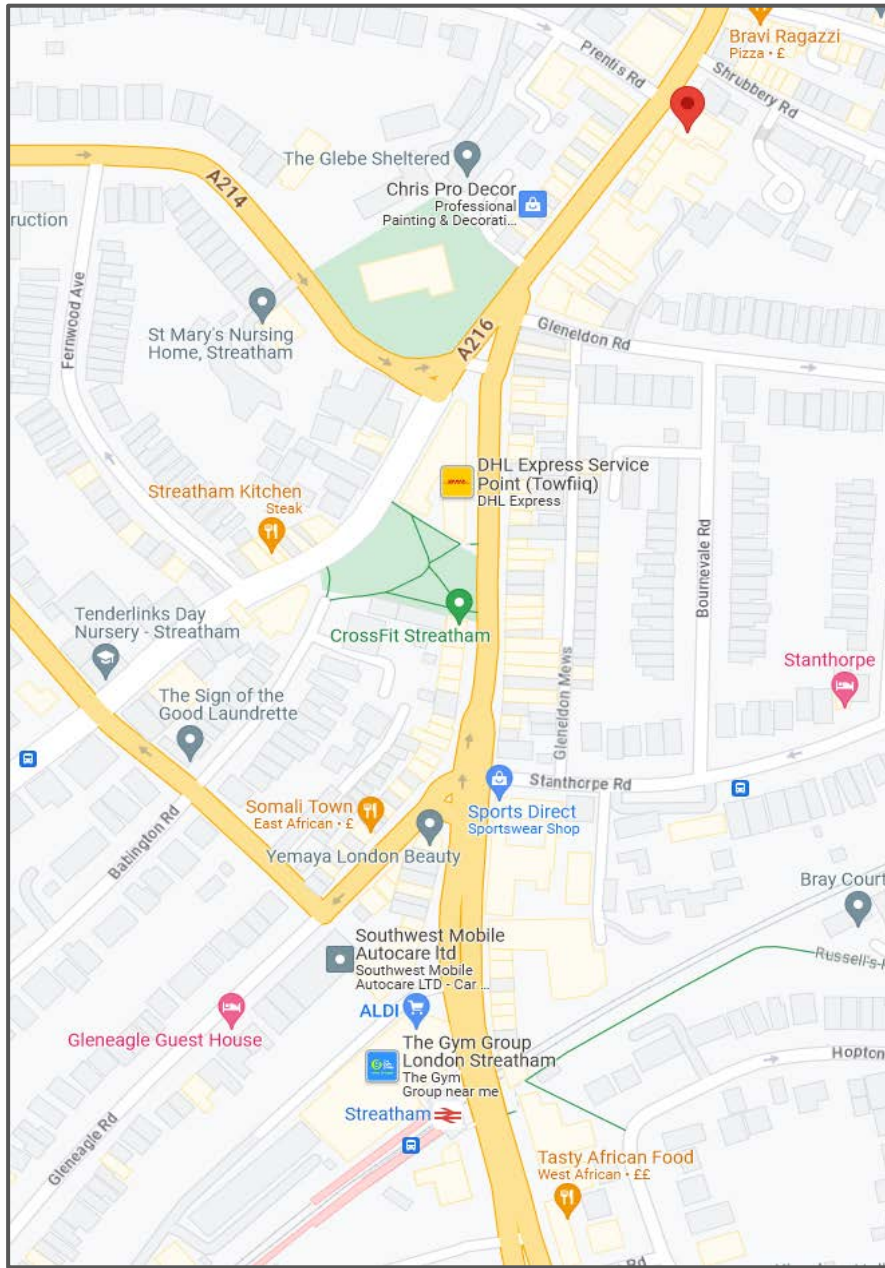
Interested parties are advised to make their own enquiries directly with the Local Authority.

Viewings:

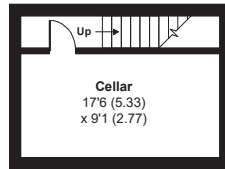
Please contact:

Ryan Mylroie
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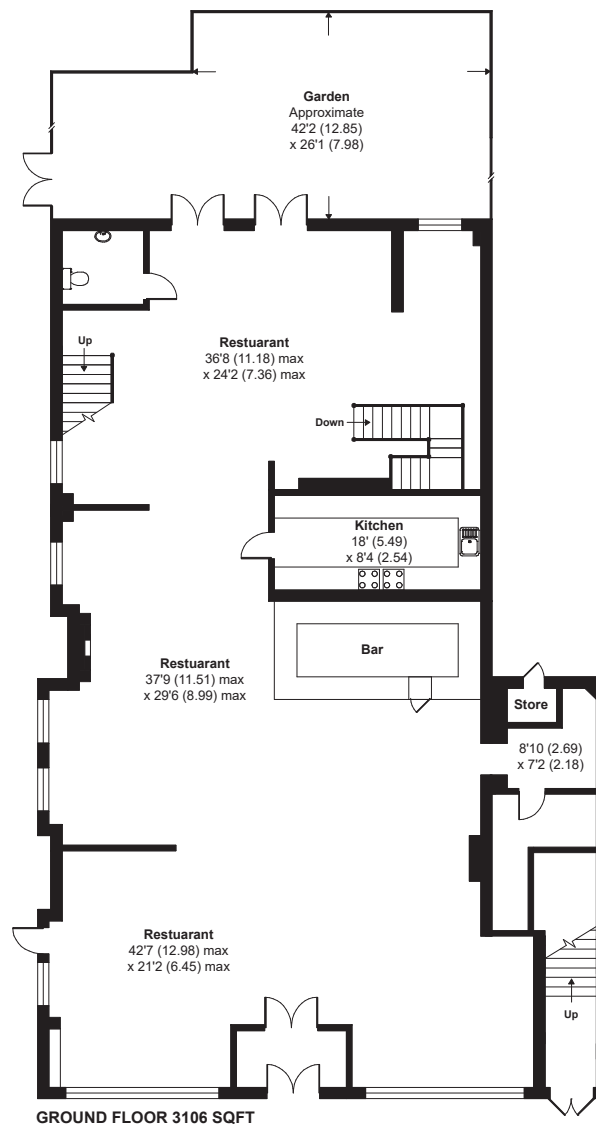
Kyle McGuire
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Pratts And Payne, 103 Streatham High Road, Streatham, SW16 1HJ



LOWER
GROUND FLOOR 218 SQFT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.