



TO LET/FREEHOLD FOR SALE

**HS** HUGGINS STUART  
**E** EDWARDS

34 Stockwell Green, London, SW9 9HZ  
TO LET/FOR SALE

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## TO LET/FOR SALE

From Approx 2,213 sqft (205.6 sqm) to 3,283 sqft (305 sqm)

### DESCRIPTION

Opportunity to occupy or acquire a mixed-use property in a popular residential area. The property comprises a ground floor commercial unit, which has been extended at the rear providing a mix of retail and storage. At the first and second floor levels are two self-contained one-bedroom flats. The ground floor would be suitable for a variety of occupiers and the whole property has redevelopment potential subject to planning.

Ground Floor Commercial (GIA)	1,875 sqft	174.2 sqm
Mezzanine (GIA)	338 sqft	31.4 sqm
1 <sup>st</sup> Floor Flat (NIA)	536 sqft	49.8 sqm
2 <sup>nd</sup> Floor Flat (NIA)	534 sqft	49.6 sqm
TOTAL	3,283 sqft	### sqm

### RENT

£42,500 per annum exclusive.

### LEASE

New Lease. Terms to be agreed.

### FREEHOLD

Price on application.

### USE

Ground Floor Commercial & Mezzanine: Class E  
Upper Floors: C3 (Residential)

### LOCATION

The property is situated in a predominantly residential street made up of attractive Georgian Town Houses and Victorian Terraces. Adjacent to the property is a Grade II Listed 19<sup>th</sup> Century building being used as a mosque. London Underground services are a short walk away: Stockwell- 9 minutes, Brixton- 10 minutes, Clapham North- 11 minutes. Mainline rail services are available at Brixton. The location is well served by multiple bus routes.

### RATES

Rateable value: £12,250. Rates payable at 49.9p in the £ (2024/25) **Small Business Rates may be available.**  
**Occupiers to satisfy themselves as to their eligibility.**

### EPC

E-119

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

January 2025

### FOLIO NUMBER

30287

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

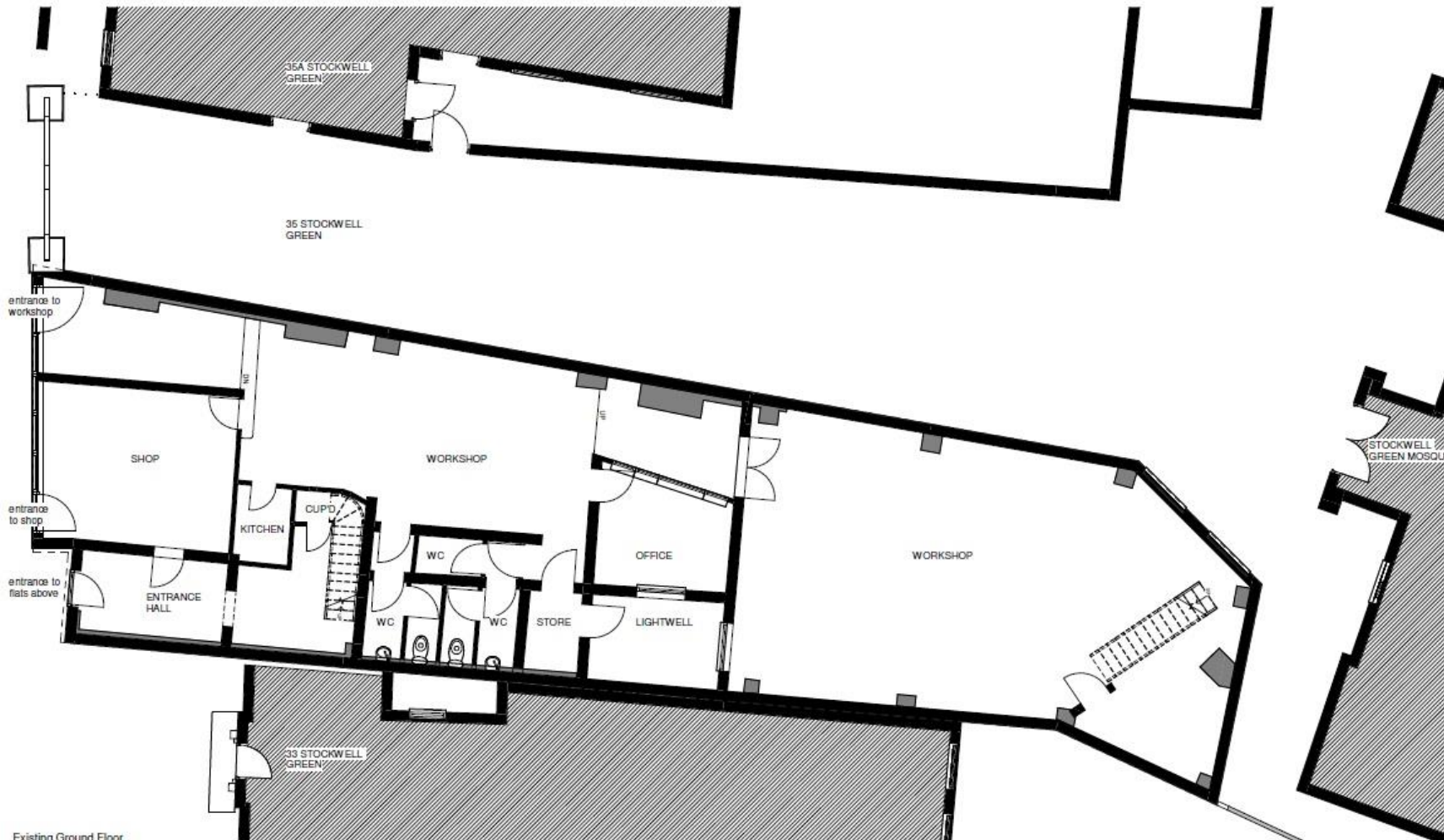
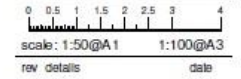
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

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Dimensions must not be scaled  
(except for planning purposes)  
and must be checked prior to  
construction and manufacture.



Existing Ground Floor  
1:50

Drawing:  
**EXISTING GROUND FLOOR PLAN**

Address:  
**34 STOCKWELL GREEN LONDON**

Project:

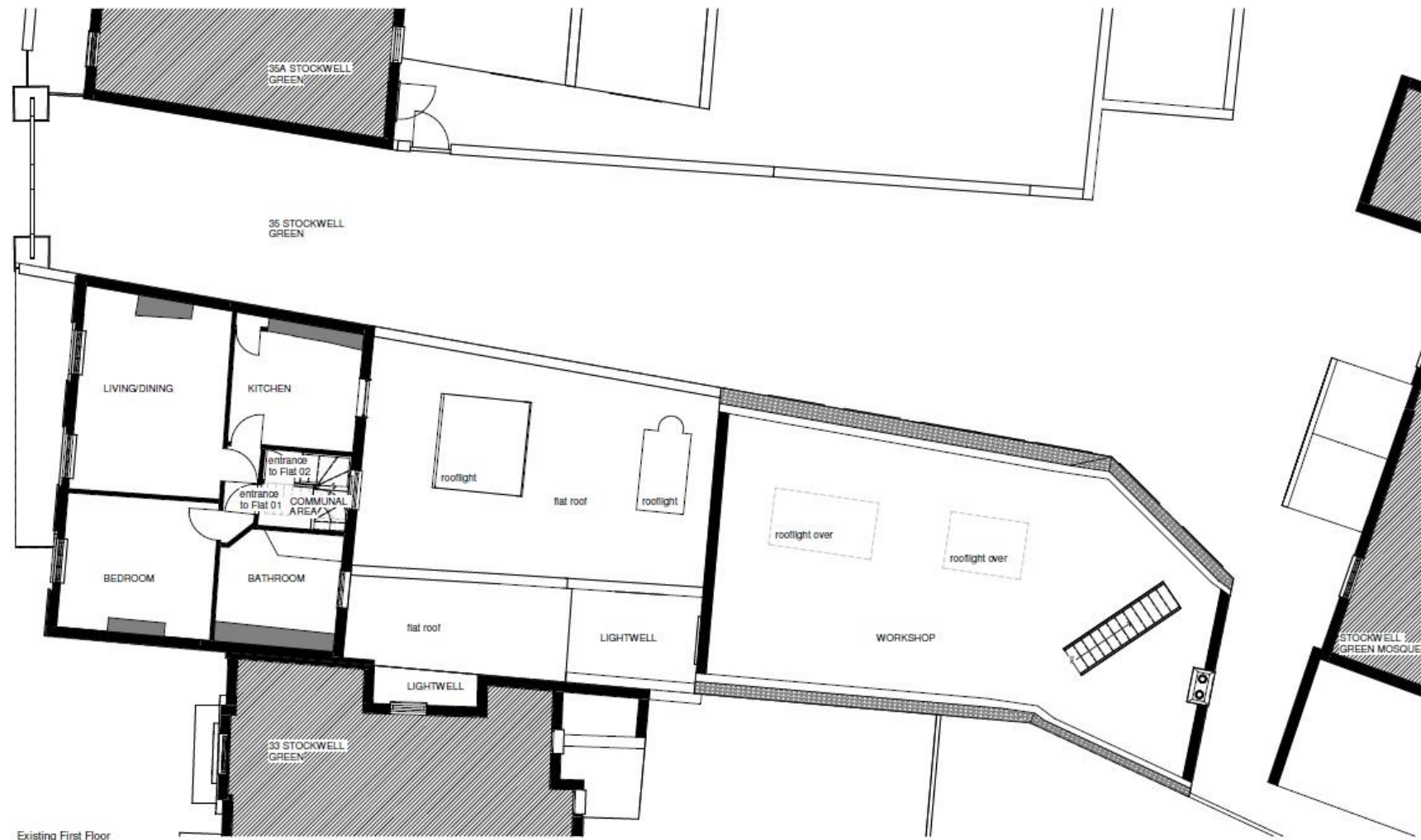
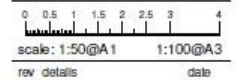
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**NOV. 2024**

drawn by: checked by:  
**QM SZ**

project no.: drawing no.: rev:  
**19121 102**



Dimensions must not be scaled  
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construction and manufacture.



Existing First Floor  
1:50

Drawing:  
**EXISTING FIRST FLOOR PLAN**

Address:  
**34 STOCKWELL GREEN LONDON**

Project:  
**STOCKWELL GREEN MOSQUE**

date:  
**NOV. 2024**

drawn by: checked by:  
**QM SZ**

project no: drawing no: rev:  
**19121 103**

