



CLASS E UNIT TO LET IN STREATHAM

**7 SHRUBBERY ROAD, STREATHAM,
LONDON, SW16 2AS**



Location:

The subject property occupies a prominent position on Shrubbery Road, in close proximity to the busy Streatham High Road. Streatham Hill Station (Southern Rail Services) is located a short walk away from the property.

Nearby multinational occupiers include Boots, Costa Coffee, B&Q Local, Holland & Barrett, Superdrug, Snappy Snaps in addition to various established independent operators.

Accommodation:

The unit is arranged over ground floor only and has the approximate net internal areas:

Ground Floor: 337 sq. ft. (31.31 m²)

Use:

The retail premises benefit from Class E planning consent. Alternative uses may be considered subject to planning permission.

Rent:

£15,000 per annum exclusive.

Lease:

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

Rates:

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

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk

Sam Westmacott
sam@jenkinslaw.co.uk

Plan:

