



CLASS E / SUI GENERIS BUILDING TO LET STREATHAM

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

02:00 AM LATE 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) |
| First Floor: | 2,734 sq. ft. (253.99 m²) |
| Second Floor: | 2,740 sq. ft. (254.55 m²) |

Use:

The subject premises benefits from Class E planning consent over Ground & First Floor. The Second Floor benefits from Sui Generis planning consent.

Alternative uses will be considered subject to planning.

Rent:

Ground Floor, First Floor, Basement & Garden:

£135,000 pax.

Ground, First, Second, Basement Floors & Garden (Whole Building):

£185,000 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:

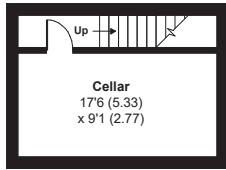
Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

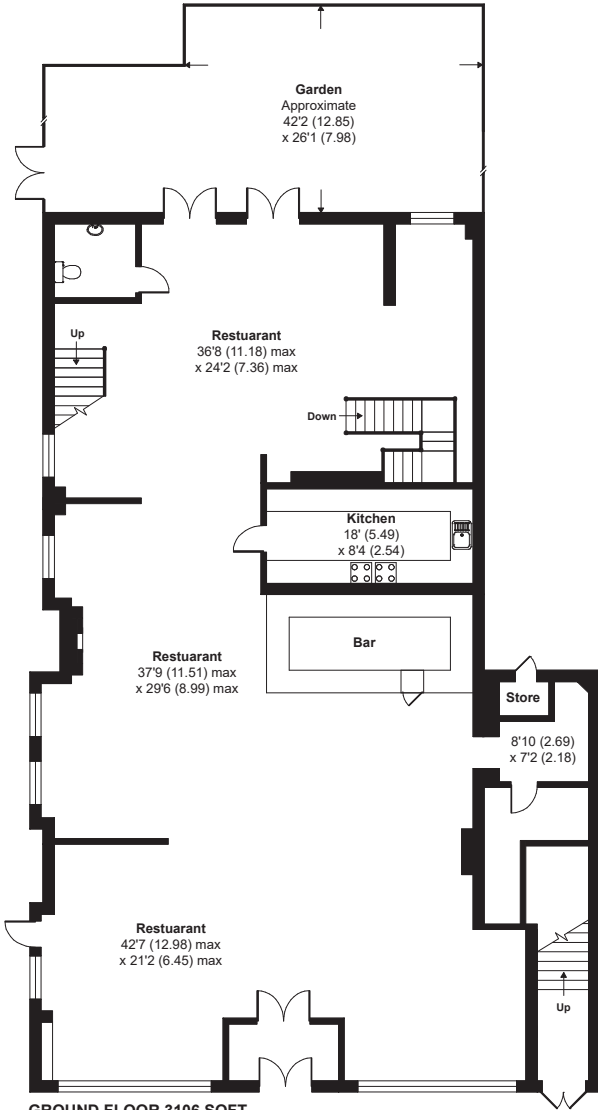
Kyle McGuire
kyle@jenkinslaw.co.uk

Pratts And Payne, 103 Streatham High Road, Streatham, SW16 1HJ

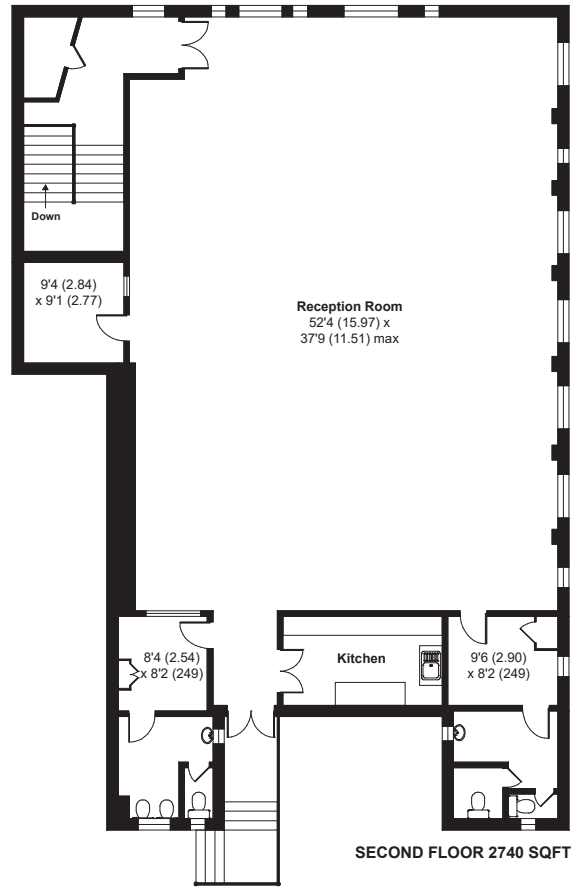
APPROX. GROSS INTERNAL FLOOR AREA 8798 SQ FT 817.3 SQ METRES (EXCLUDES STORES)



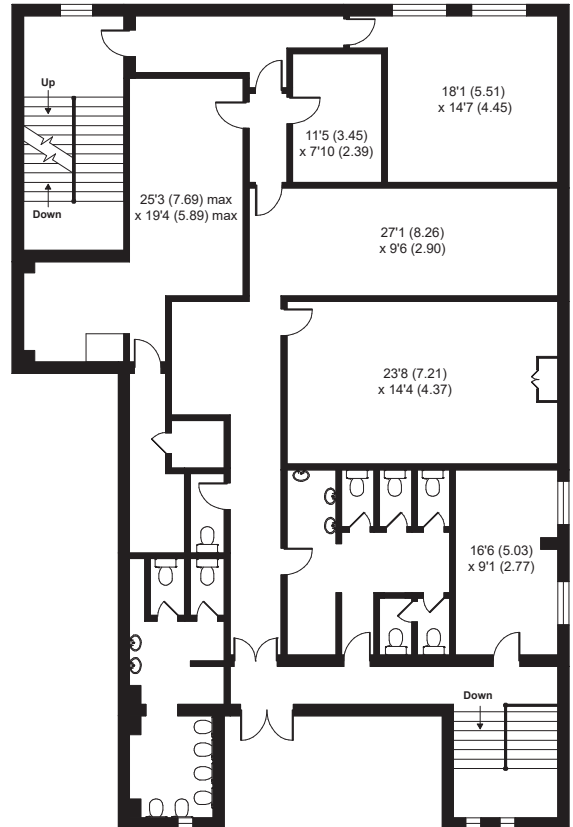
**LOWER
GROUND FLOOR 218 SQFT**



GROUND FLOOR 3106 SQFT



SECOND FLOOR 2740 SQFT



FIRST FLOOR 2734 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.