



10 De Montfort Parade, London, SW16 1BX

Prominent Streatham retail unit with strong footfall, moments from Streatham Hill Station and surrounded by established brands.

Key Points

- Prominent position on Streatham High Road — one of South London's busiest retail thoroughfares
- Large glass frontage with full-width display window and roller shutter, offering outstanding street visibility and security
- Surrounded by strong national operators - ODEON, Virgin Active, Nando's, Tesco Express and Halifax, anchoring consistent footfall
- Part-fitted condition, giving strong foundations for incoming tenants
- 1,209 sq ft total across ground-floor shop and loft storage, suitable for a wide range of retail, leisure and showroom uses
- Three-minute walk to Streatham Hill Station with direct Overground services to Victoria, Shepherds Bush and Watford Junction
- No service charge or estate charge payable — low-overhead occupational costs for new or growing businesses
- Affordable rent at only £22,000 pa

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Summary

Available Size	1,209 sq ft
Rent	£22,000 per annum
Rates Payable	£7,735.50 per annum
Service Charge	N/A
Total	£29,735.50 per annum
Rateable Value	£20,250
EPC Rating	Coming Soon

Description

This well-presented ground-floor retail unit forms part of the established De Montfort Parade on Streatham High Road. The unit offers a generous open-plan shop floor of 847 sq ft, benefiting from a large glass frontage with a full-width display window, glazed entrance door, and roller shutter — providing excellent street presence and security. To the rear, a WC and dedicated storage areas support operational efficiency and suit a variety of use types. A loft space of 362 sq ft provides further storage capacity, bringing the total accommodation to 1,209 sq ft across two levels. The unit is offered in part-fitted condition, giving an incoming occupier a practical foundation from which to configure the space to their own requirements.

Location

The property occupies a prominent position on Streatham High Road, within one of South London's most densely populated and commercially active corridors. The parade sits at the heart of a busy neighbourhood retail cluster, surrounded by a strong mix of national operators including Tesco Express, ODEON, Virgin Active, Nando's and Halifax, alongside a thriving independent food and beverage scene that continues to grow.

Streatham Hill Station (London Overground) is within a 3-minute walk, providing direct services to London Victoria, Shepherd's Bush and Watford Junction, making the location highly accessible. Excellent bus connections run directly along Streatham High Road, further strengthening the accessibility. The surrounding residential population is large and diverse, with significant ongoing development in the area continuing to drive footfall growth.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Shop Floor	847	78.69	Available
1st - Loft space	362	33.63	Available
Total	1,209	112.32	

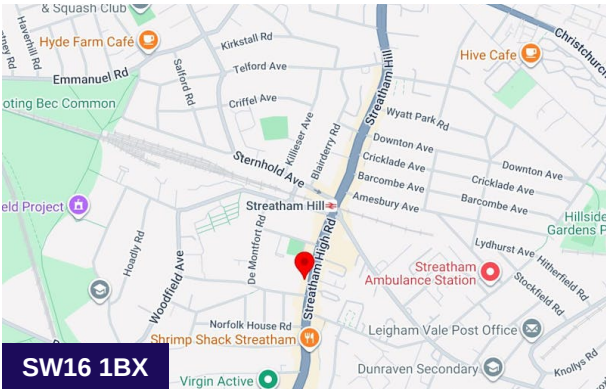
Viewings

Viewings are strictly by appointment through the sole agents.

Terms

The property is available by way of a new effectively full repairing and insuring (FRI) lease, for a term to be agreed. The asking rent is £22,000 per annum exclusive of VAT.

The tenant is liable for rates; interested parties should make their own enquiries. There is no service charge or estate charge applicable.



Get in touch



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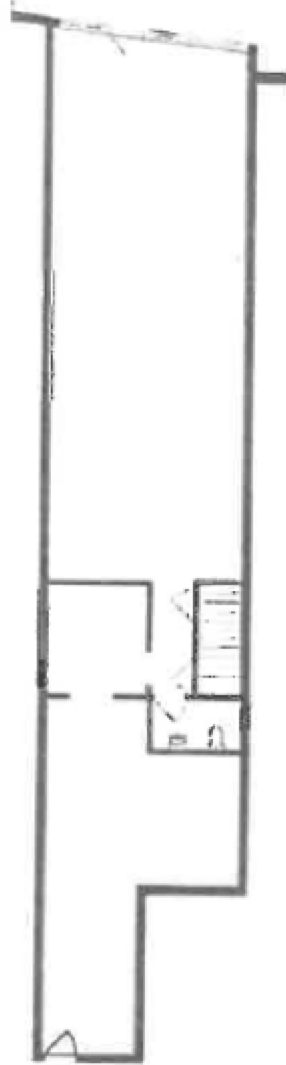
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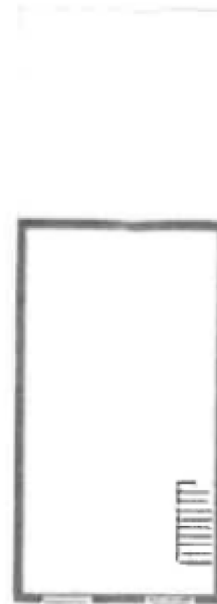
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Streatham High Road



Ground Floor



Part First Floor