

Prime shop to let.

Streatham, 214-216 Streatham High Road.

SW16 1BB.



Busy London suburb.

Prime high footfall location.

Well configured unit.

Contact.

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Location.

The property occupies a prominent position on the busy Streatham High Road (A23), in between Streatham and Streatham Hill train stations.

Nearby occupiers include **Lidl, Argos, Holland & Barrett, JD Sports, Greggs, Odeon, Specsavers, Lloyds, Three, WH Smith, Iceland** and **Superdrug**.

Accommodation.

The premises comprise the following approximate net internal areas:

Ground Floor Sales	353.21 sq m	3,802 sq ft
First Floor Ancillary	188.22 sq m	2,026 sq ft

Rent.

£140,000 per annum exclusive.

Business Rates.

Rateable Value £84,000

UBR (2022/23) 51.2p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8315 22555.

Lease Terms.

The premises are available by way of a new effective FRI lease for a term to be agreed.

Service Charge.

£17,363 per annum.

Energy Performance Certificate.

Band C. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2022

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