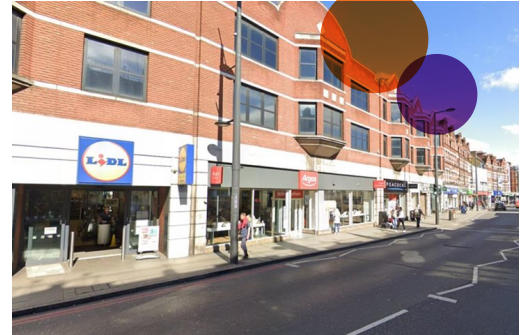


Prime shop to let.

**Streatham, 216-220 Streatham High Road.
SW16 1BB.**



Prime location in busy London suburb.

Prominent unit with wide frontage.

Potential to split floors and provide two separate units.

Contact.

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Simon Morris

simon.morris@gcw.co.uk
020 7647 4802

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, Holland & Barrett, JD Sports, Greggs, Odeon, Specsavers, Lloyds, Three, WH Smith, Iceland** and **Superdrug**.

Accommodation.

The unit can be split to provide ground floor only or first floor with ground floor access, but currently comprises the following approximate net internal areas:

Ground Floor	385.17 sq m	4,146 sq ft
First Floor Ancillary	607.77 sq m	6,542 sq ft

Rent.

£160,000 per annum exclusive.

Business Rates.

Rateable Value £110,000

UBR (2021/22) 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact 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.

£31,198 per annum.

Energy Performance Certificate.

Band C. Report available on request.

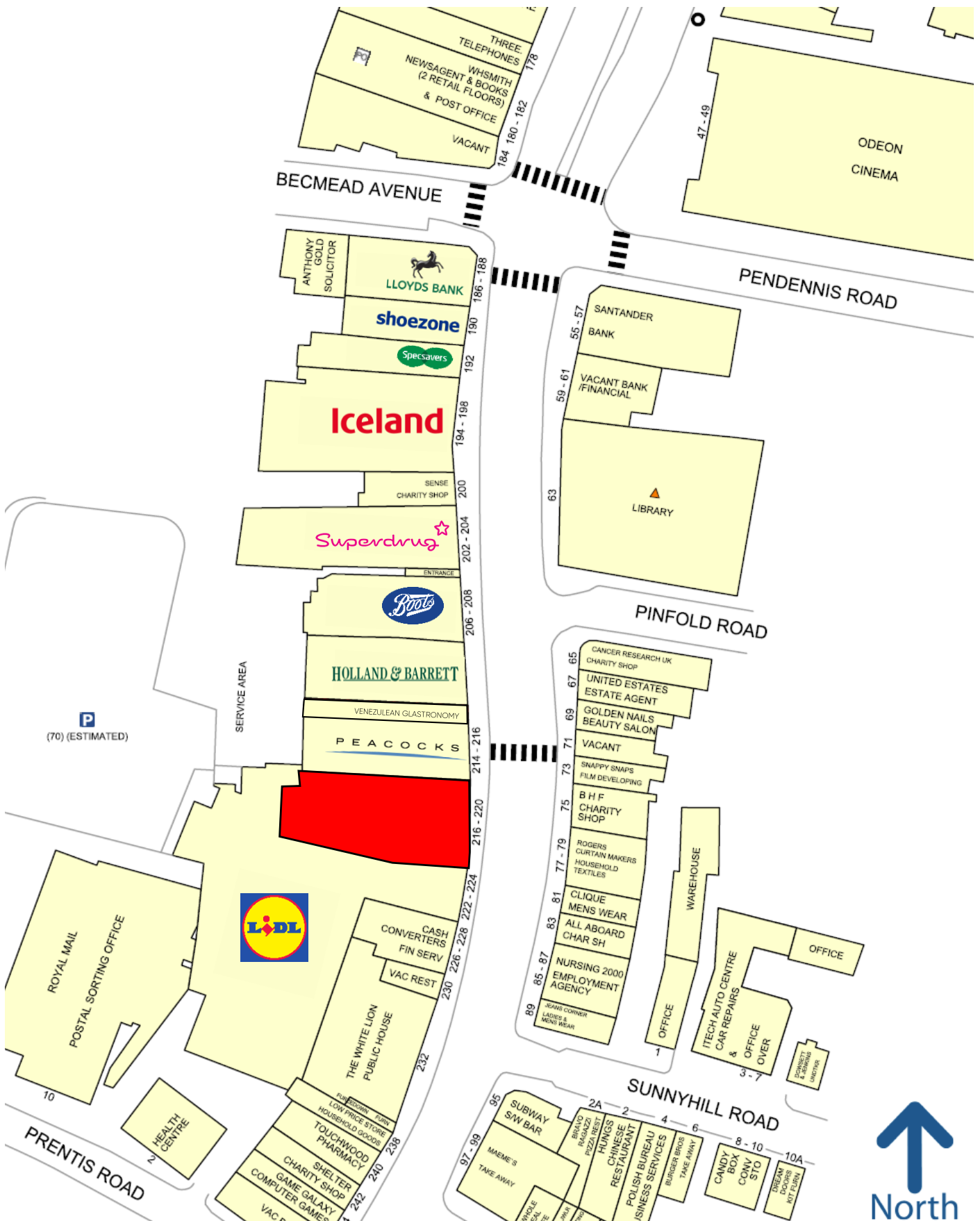
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

April 2021

**Streatham, 216-220 Streatham High Road.
SW16 1BB.**



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