

Prime shop to let.

166 Streatham High Road
Streatham
SW16 1BJ.

GCW.
020 7408 0030
gcw.co.uk



High footfall position in affluent London suburb.

Alternative uses considered.

Well configured unit, with scope for extraction & external seating.

Contact.

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Location.

Streatham is an attractive, busy, South London suburb. It is experiencing a high significant residential and commercial, attracting young professionals and families to the area.

The premises benefit from a prominent position on the busier east side of the High Road. Nearby occupiers include **Pure Gym, Greggs, Sainsbury's Local, Superdrug, Wingstop, Nando's, GDK** and the recently opened **Waterstones**.

Accommodation.

The premises comprise the following net internal area:

Ground Floor	243.40 sq m	2,620 sq ft
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Rent.

£90,000 per annum exclusive.

Business Rates.

Rateable Value £45,750

UBR (2025/26) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8315225.

Lease Terms.

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate.

Band D. Report available on request.

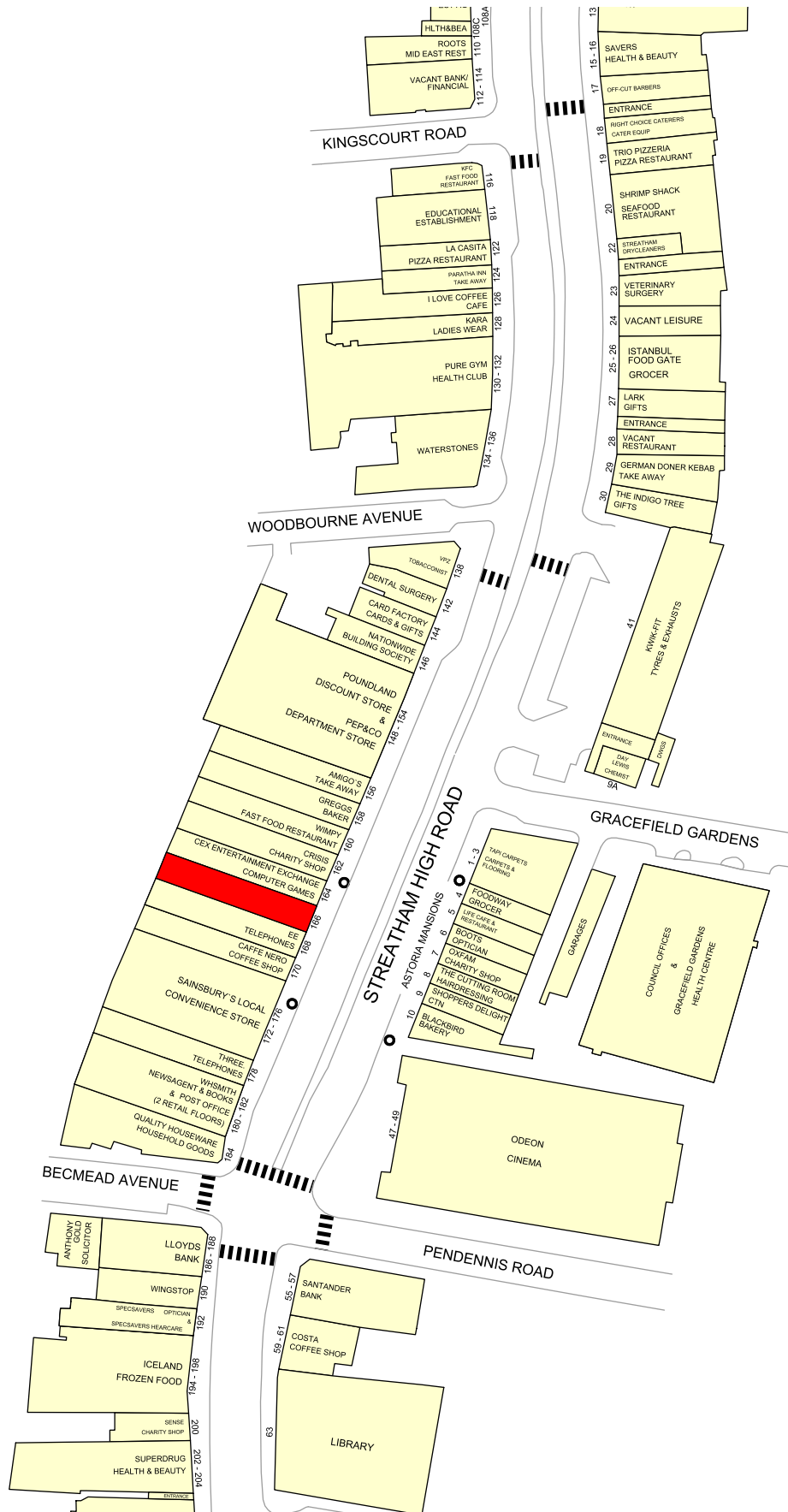
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

March 2025

**Streatham, 166 Streatham High Road.
SW16 1BJ.**



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