

111 Streatham Hill
Streatham Hill
London
SW2 4UG



A3/A4 Opportunity Located Opposite Streatham Hill Station

TO LET

1,307 sq ft plus external area of 720 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com

020 7629 8501

Location

The property is located opposite Streatham Hill railway station, providing direct lines in and out of Central London (17 mins to London Victoria). The area offers strong transport links, along with several bus routes operating directly to Brixton. The area is earning a reputation for its excellent food and drink offerings, with a number of well known cafes, bars and restaurants of all cuisines (including Mexican, Japanese, Spanish, Thai and Lebanese). The property is opposite the new London Square development.

Floor Areas

Unit 111	sq ft	(m ²)
Ground Floor	1,307	121.38

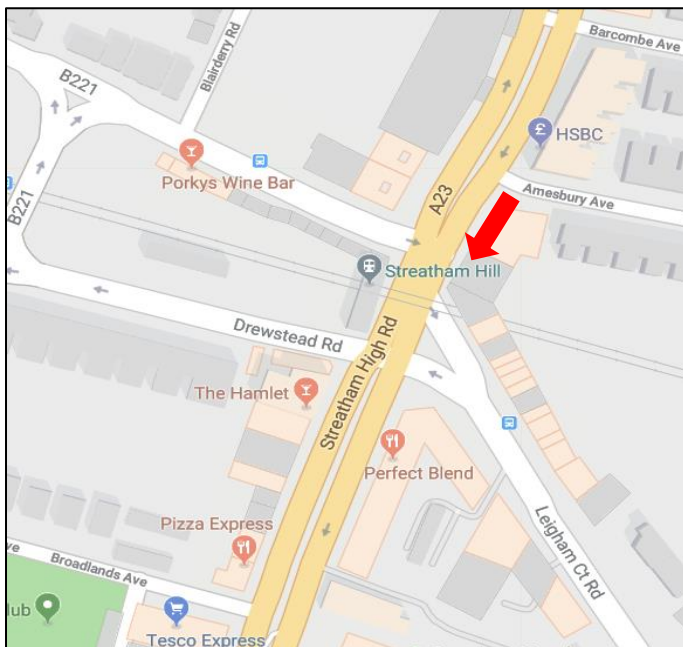
*External Area of 720 sq ft

Planning

We understand that the property currently has consent for A3 & A4 Use Classes. Interested parties should make their own investigations.

Legal Costs

Each party is to bear their own legal costs



@GoogleMaps

Description

The property comprises a newly refurbished shop directly opposite Streatham Hill railway station. The property has gas fired central heating and air conditioning units. There are skylights installed to ensure natural light throughout. There is an external area to the rear of approximately 720 sq ft, as well as access to the side of the property from Amesbury Avenue.

There is a WC and currently a small kitchenette installed.

Terms

A new lease is available directly from the landlord on terms to be agreed. Offers in excess of **£42,000 per annum** are invited, excluding VAT.

Rates

We understand the rateable value for Unit 111 is £14,250.00. The rates payable for 2017/18 equate to £7,025.25 per annum. Interested parties are advised to make their own enquires via the London Borough of Lambeth.



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Viewing

Viewings are available strictly by appointment through sole agents:-

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