



**253 NORTHBOROUGH ROAD, STREATHAM,
LONDON, SW16 4TR**

Guide Price £575,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

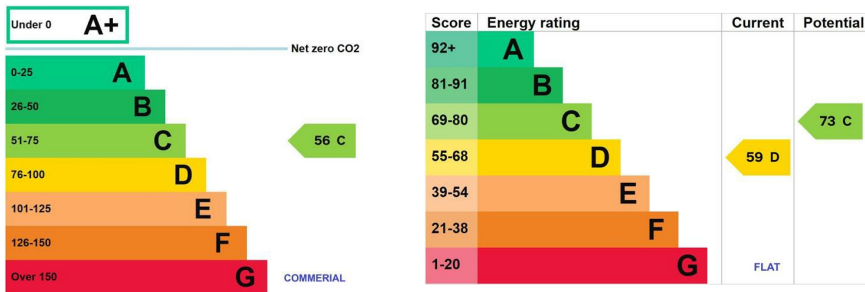
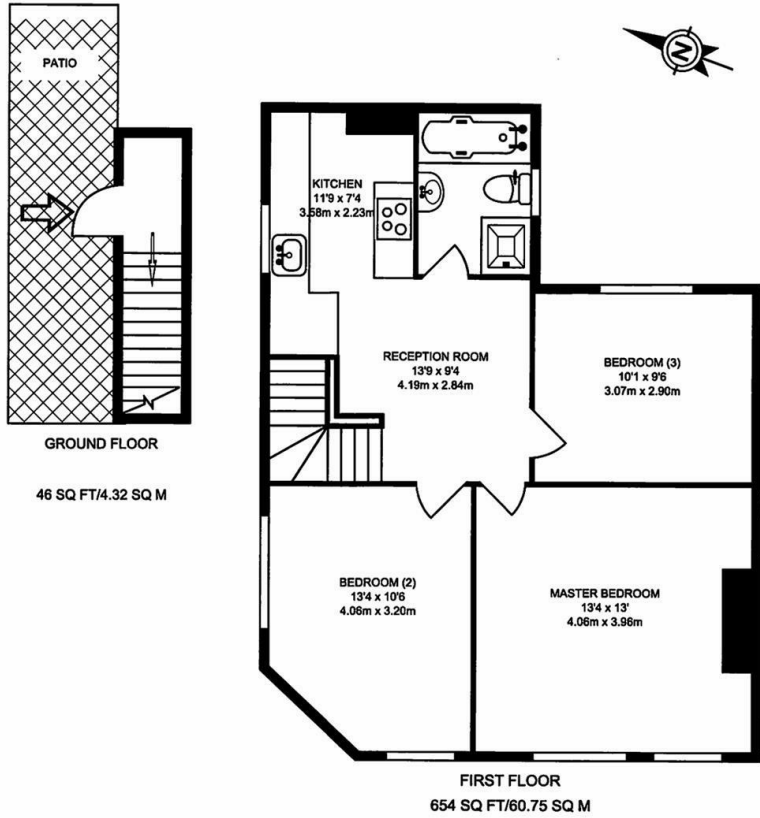
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

developments@csj-property.com

Floorplan - Flat



Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF

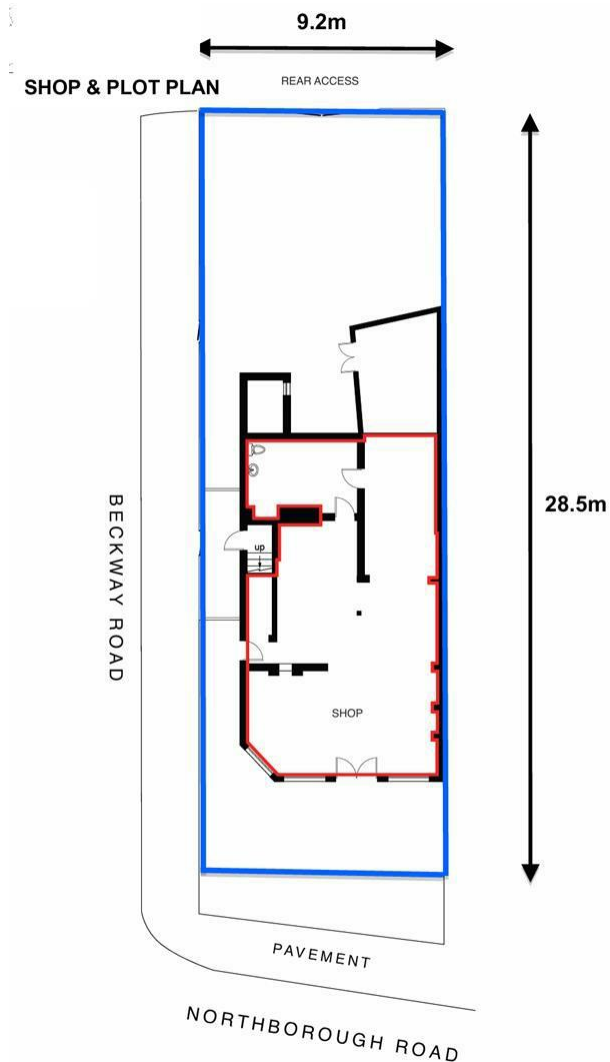


CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com

Floorplan - Shop (lease plan outlined red)



Description

Mixed use investment / development opportunity for sale.

Existing E class commercial unit to the ground floor with 2 / 3 bedroom residential flat above and yard / garden area to the rear, to the front is an additional hard standing area with advertising hoarding and possible parking

Location

The property occupies a prominent corner position on Northborough Road at its junction with Beckway Road and forms part of a mixed use parade.

Nearest Stations :

Norbury Station 0.9miles

Mitcham Eastfields Station 1.2 miles

Tenancies

Ground Floor Shop: FRI Lease for a term of 16 years from 6th February 2010

Passing Rent £11,500 pa (ERV £17,500 pa)

Rent reviews every 4 years

2018 & 2022 rent reviews outstanding - time not of the essence.

First Floor Flat: Let on a new 12 month AST from 1st October 2024

No break clause

Passing rent £19,260 pa

Front Forecourt: Advertising hoarding, holding over, passing rent £250 pa

Rear Yard: circa 1,141 sq ft - could be let separately - residential tenant has been allowed to use (not included in AST)

Terms

Guide Price £575,000 Freehold - Subject to planning offers are not being considered

Planning

No applications have been made - The site has clear potential for extension / conversion / demolition and new build subject to the relevant consents

Viewings

Contact sole agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com