



**444 - 446 STREATHAM HIGH ROAD,  
STREATHAM, LONDON, SW16 3PX**

***Guide Price £540,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

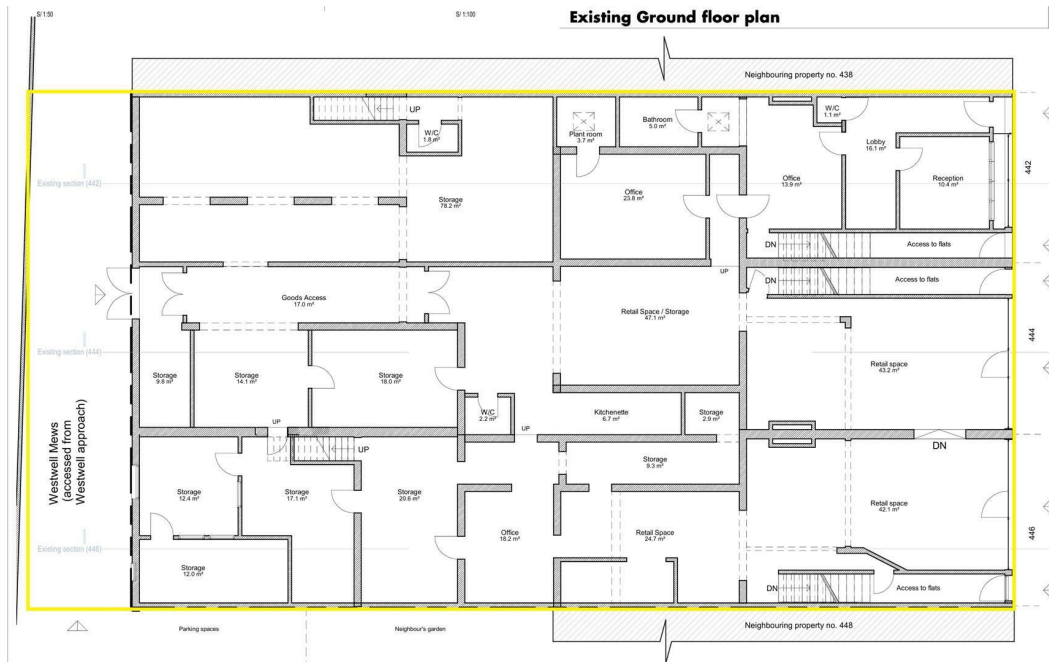
Residential / Commercial / Land & Development

**020 8296 1273**

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## Description

An opportunity to acquire a ground-floor, double-fronted retail unit on a 999-year leasehold.

The accommodation offers flexible space suitable for a variety of uses, including owner occupation or investment.

## Location

The property occupies a prominent position on Streatham High Road (A23), overlooking Streatham Common and benefiting from excellent local communications. Streatham station is within a short walk and offers services to London Bridge, East Croydon and Thameslink destinations, while multiple bus routes serve the immediate vicinity

## Income

ERV of commercial units £50,000 per annum

## Terms

Guide Price: £540,000

## Viewings

Viewing available on request, Contact Christopher St James 020 8296 1273

## 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.
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