

444 STREATHAM HIGH ROAD, STREATHAM, LONDON, SW16 3PX

£25,000 Per Annum

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

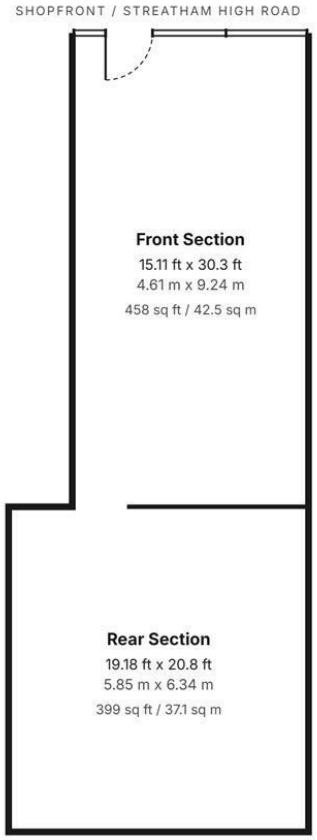
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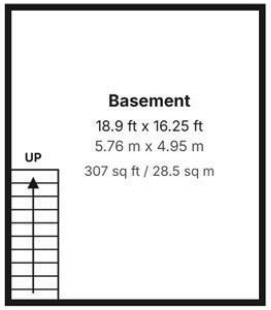
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444 Streatham High Road, London SW16

Ground floor and basement



GROUND FLOOR



BASEMENT

Floor areas

Ground floor, front	458 sq ft	42.5 sq m
Ground floor, rear	399 sq ft	37.1 sq m
Ground floor total	857 sq ft	79.6 sq m
Basement	307 sq ft	28.5 sq m
Total	**1,164 sq ft**	**108.1 sq m**

Measurements taken in feet and converted at 1 ft = 0.3048 m. Areas are approximate internal figures. Plan for identification only, not to scale, and should not be relied on.

Description

A ground floor retail unit with a basement, on busy Streatham High Road (A23). The shop has glazed front, giving good visibility to passing traffic and people walking by.

Inside, the space opens up towards the back. There's a front sales area of about 458 sq ft and a wider rear section of about 399 sq ft, which could be used for more trading space, storage or staff areas. Stairs lead down to a basement of about 307 sq ft, useful for storage.

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

Terms

Guide rent: £25,000 pa

Viewings

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





THE SMALL PRINT

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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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