

**RAPLEYS**

## TO LET Retail Unit

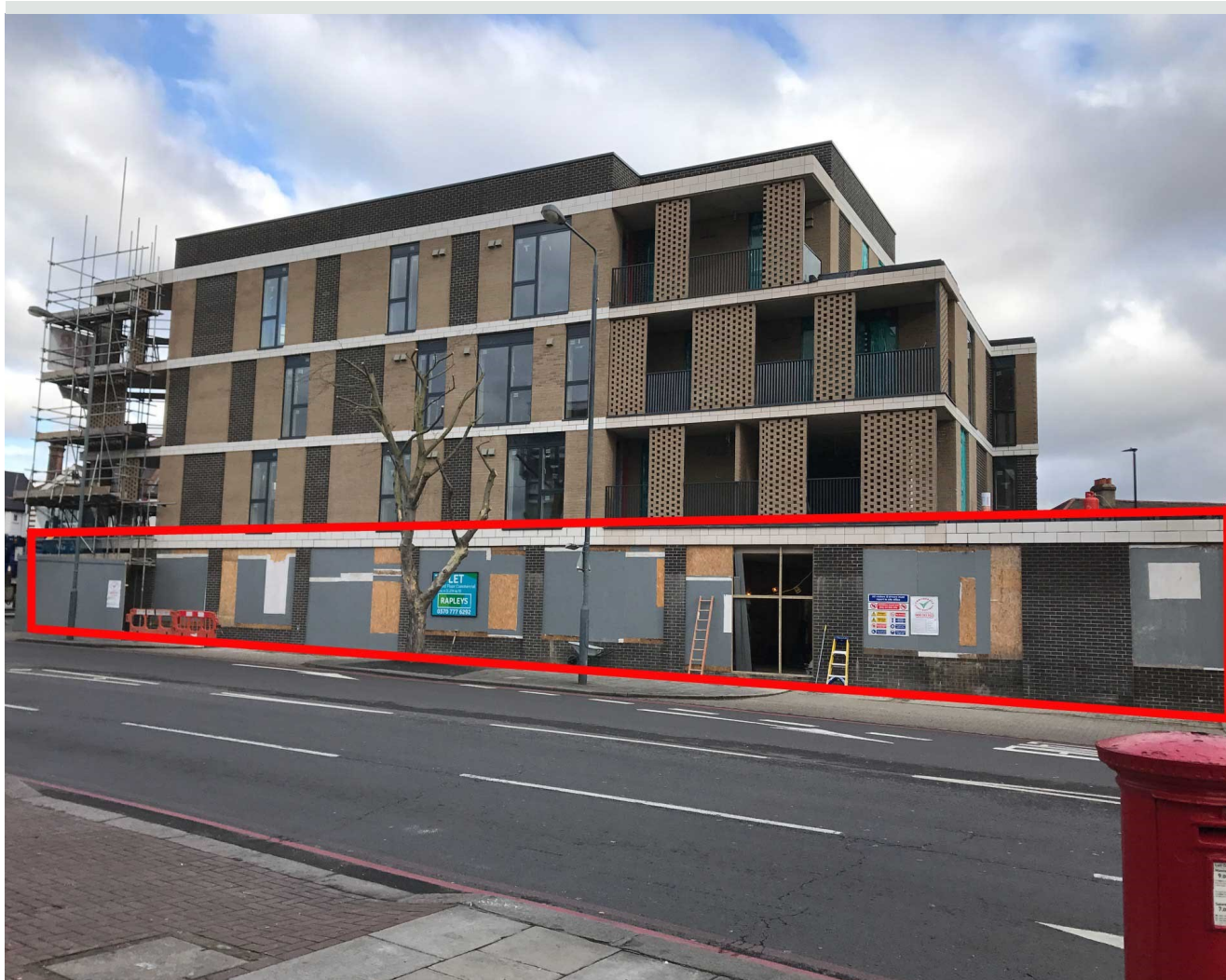
rapleys.com  
0370 777 6292

401 Streatham High Road,  
London SW16 3PF

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Prominent retail unit

A1/A2 planning consent –  
alternative uses may be  
considered

228 sq m (2,454 sq ft)

£45,000 per annum exclusive

Available immediately

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### Location

The property occupies a prominent position at the southern end of Streatham High Road (A23), at the 'V' junction with Green Lane. The immediate vicinity is predominantly residential, with further retail provided along Streatham High Road. Surrounding occupiers are primarily of an independent nature but include; **Lidl, Topps Tiles** and **Europcar**.

Other occupiers in the immediate vicinity of the subject premises include **DS Jones & Son Car Sales, Topps Tiles, Tile & Bath Co, Halfords Autocentres, HSS Hire Shop** and **Selco Builders Warehouse**.

### Description

The property forms part of a four storey, mixed used redevelopment of the existing site and will comprise a triangular shaped retail unit of modern construction with frontage onto both Streatham High Road and Green Lane. There will be a loading bay on Green Lane which will facilitate servicing.

### Planning

The property benefits from planning consent for A1 and A2 uses. Our client may consider other uses subject to planning

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews at a commencing rent of £45,000 per annum.

### Rating

The property is yet to be assessed for rating purposes. Interested parties are advised to make their own enquiries with Lambeth Borough Council. Further information is also

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Retail	228	2,454

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

### Energy Performance

An Energy Performance Certificate (EPC) will be commissioned on practical completion of the development.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the joint agents.

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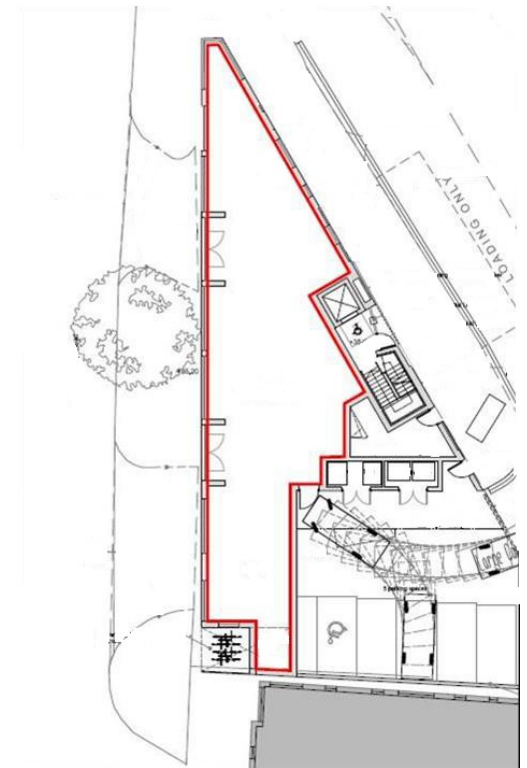
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