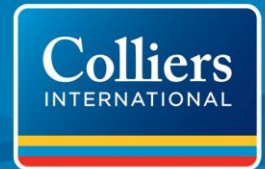


RETAIL UNIT - TO LET (SUBJECT TO VACANT POSSESSION)

Streatham – 184 High Road, SW16 1BJ



- > 100% Prime Location
- > Prominent Corner Frontage
- > Close to WH Smith, Sainsbury's Local, JD Sports & Odeon Cinema

LOCATION

The premises are situated in a prime location on Streatham High Road High Street and benefit from a prominent return frontage onto Becmead Avenue. The premises are located between the busy Streatham Hill and Streatham mainline train stations which are half a mile to the north and south respectively.

Occupiers in the vicinity include **Odeon Cinema**, **Sainsbury's**, **WH Smith**, **JD Sports**, **Caffe Nero** and **Argos**.

ACCOMMODATION

The premises are arranged over two floors and provide the following net internal floor areas:

Ground Floor	212.84 sq m	2,291 sq ft
Basement	115.39 sq m	1,242 sq ft
Total	328.23 sq m	3,533 sq ft

TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£95,000 per annum exclusive.

RATES

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value	£64,500
UBR (2017/18)	47.9p
Rates Payable	£30,896

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party to be responsible for their own legal and all other professional costs incurred in this transaction.

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Hal Clarke
+44 20 7344 6920
hal.clarke@colliers.com

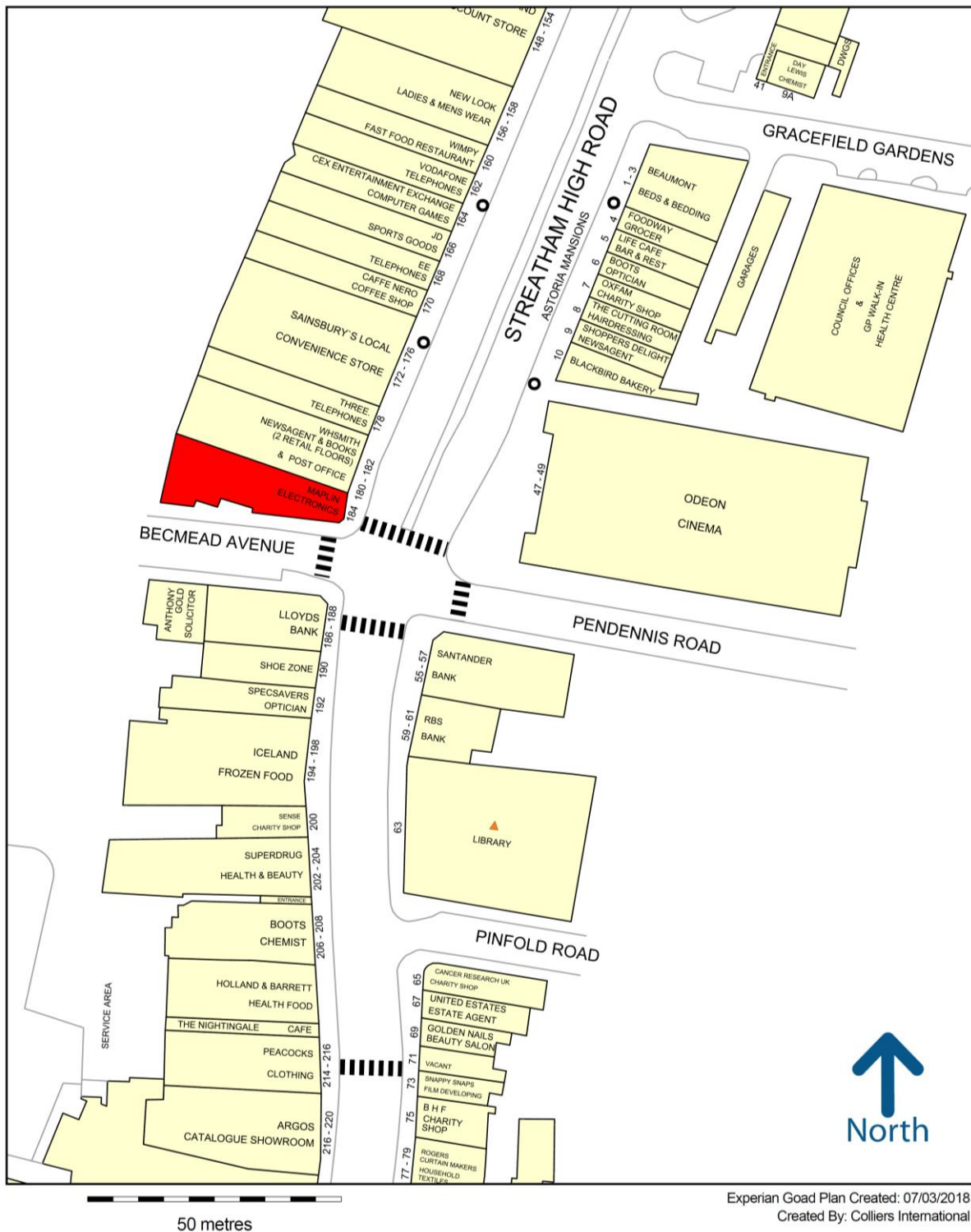
Lloyd Entwistle
+44 20 7344 6812
Lloyd.entwistle@colliers.com

Colliers International
50 George Street
London W1U 7GA
+44 20 7935 4499

www.colliers.com/uk/retail



Streatham



Experian Goad Plan Created: 07/03/2018
Created By: Colliers International



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

