



Units 1 & 2, 31-33 Sternhold Avenue, London, SW2 4PA

Retail units to let in Streatham Hill: modern space, shell & core, ready for occupier fit out.

Key Points

- Two brand new retail (Class E) units within a mixed-use development in Streatham Hill
- Both units offered in shell and core condition, ready for tenant fit out.
- Strong local residential catchment and footfall.
- Unit 1: 50.0 sq m (538 sq ft) and Unit 2: 54.4 sq m (585 sq ft) approx.
- Excellent street frontage with good visibility to passing trade.
- Adjacent to Streatham Hill Station and well served by local bus routes.

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Summary

Available Size	538 to 1,125 sq ft
Rent	£27,500 - £30,000 per annum (per unit)
Rates Payable	To be assessed
Service Charge	To be assessed
EPC Rating	Not applicable
VAT	Applicable

Description

The development at 31-33 Sternhold Avenue comprises of a mixed use scheme, with two newly constructed ground floor retail units, available in shell condition and ready for tenant fit out.

Unit 1 extends to approximately 50.0 sq m (538 sq ft).

Unit 2 extends to approximately 55 sq m (585 sq ft).

Both units benefit from excellent street frontage, good ceiling heights, and flexible open-plan layouts, providing an attractive opportunity for a variety of retail, leisure, or service uses (subject to planning).

The units will be handed over in shell and core condition, with capped services, offering occupiers a blank canvas to design and fit out space to their specific operational requirements.

Location

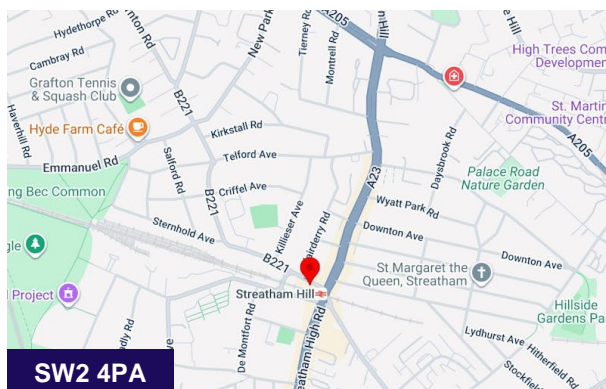
The property is situated on Sternhold Avenue, a popular residential street in Streatham Hill, London SW2. The area benefits from excellent transport connections, with Streatham Hill Station (Southern Rail) just a short walk away, providing fast and frequent services into London Victoria and London Bridge. Numerous bus routes also operate along Streatham High Road, offering easy access across South London. The location is well-connected by road, with the South Circular (A205) nearby, linking to key routes across London and beyond.

Streatham High Road itself is within close proximity, providing a wide range of shops, supermarkets, cafés, bars, and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Unit 1	538	50	£27,500 /annum	Coming Soon
Ground - Unit 2	587	55	£30,000 /annum	Coming Soon
Total	1,125	105		



Get in touch



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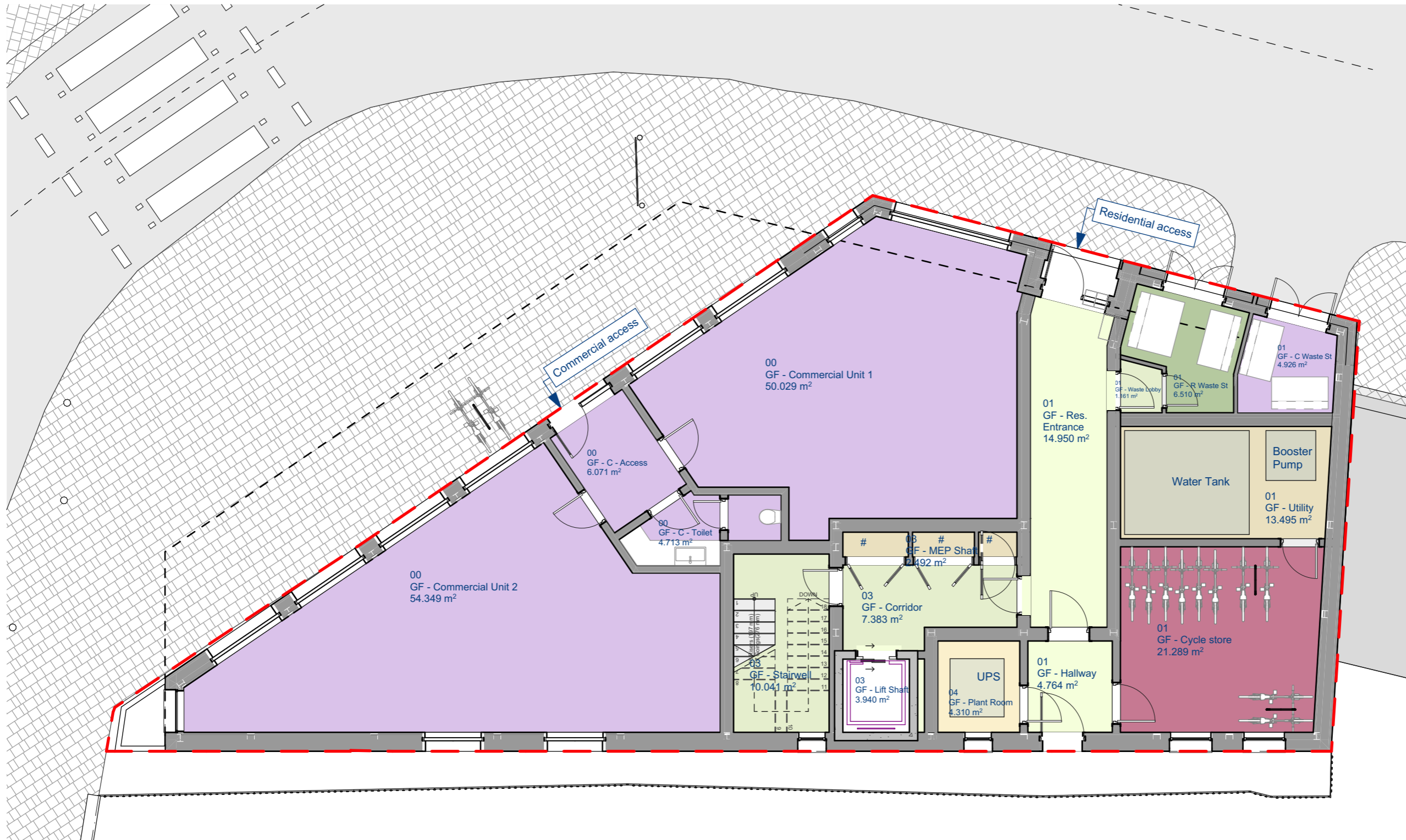


Craig Van Straten

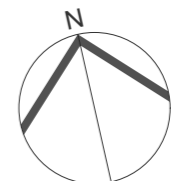
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A1 Drawing Scale - 1:100



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2. In addition to the hazards / risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where applicable, to an appropriate method statement.

Rev	Issue	Issue Date	ID	Comments
00	Initial Setup	6/20/2025		
01 - WIP	Not in Transmittal Set	Work in Progress	026	Commercial units - sale plan

Client
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Originator
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Address
29 Sternhold Avenue
29 Sternhold Avenue
SW2 4PA

RIBA Stage **Stage 3**
Published by
Date **9/30/2025**

Scales @ A0
1:100 London **0102**

Layout Set
Plans - Sales
Layout Title:
Sales Plan ~ Ground Level

NOT FOR SITE USE

Status Code **S0** Purpose of Issue **WIP**

Project	Originator	Functional Bd	Spatial Bd	Form	Discipline	Number	Revision
0102 - ADE - 19 - 00 - D - A - 01901						01901	01 - WIP