



# CLASS E UNIT TO LET IN STREATHAM

**192 STREATHAM VALE, STREATHAM,  
LONDON, SW16 5TB**



## Location:

The subject property is located on the Southern end of Streatham Vale, an affluent area of South West London. The property is situated at the junction of Abercairn Road and Leonard Road and benefits from a frontage to Granton Road.

The surrounding area predominantly comprises of residential properties, with a number of established independent operators located nearby. Streatham Common Station (Southern Rail services) is located a short walk away. The property is also well served by local bus routes (the 45 & 60 bus routes).

## Accommodation:

The unit is arranged over Ground Floor, Garage area and External area with the following approximate net internal areas:

<b>Ground Floor:</b>	<b>656 sq. ft.</b>	<b>(60.95 m<sup>2</sup>)</b>
<b>Garage Area:</b>	<b>841 sq. ft.</b>	<b>(78.14 m<sup>2</sup>)</b>
<b>External Area:</b>	<b>974 sq. ft.</b>	<b>(90.48 m<sup>2</sup>)</b>

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£36,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

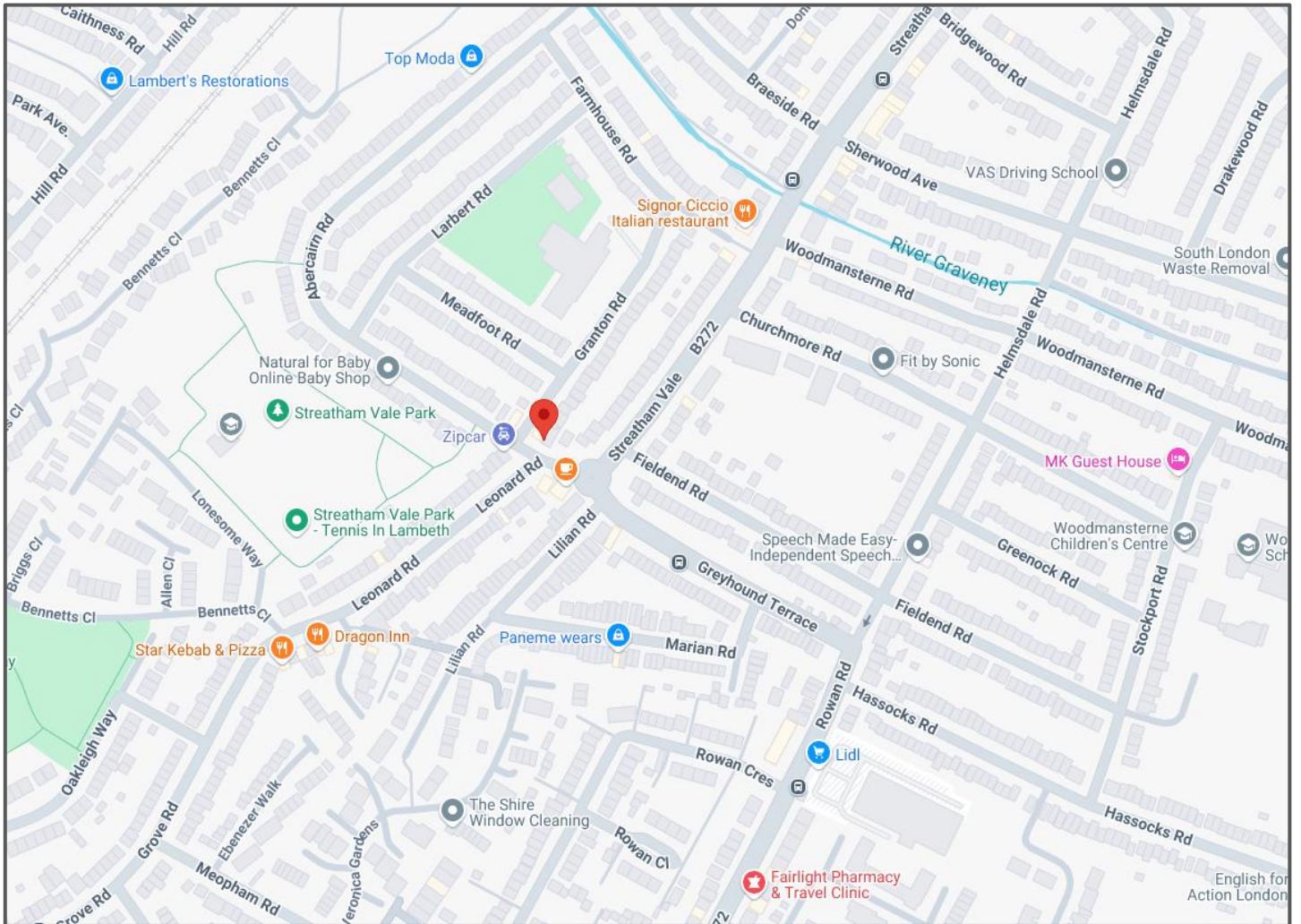
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## Location Map:



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