

CLASS E FREEHOLD FOR SALE (may Let)

444-446 Streatham High Road (Front)

Streatham

London

SW16 3PX

Class E: 1,662 sq. ft.
(154.40 sq. m.)
plus basement



PRICE and RENT REDUCTION

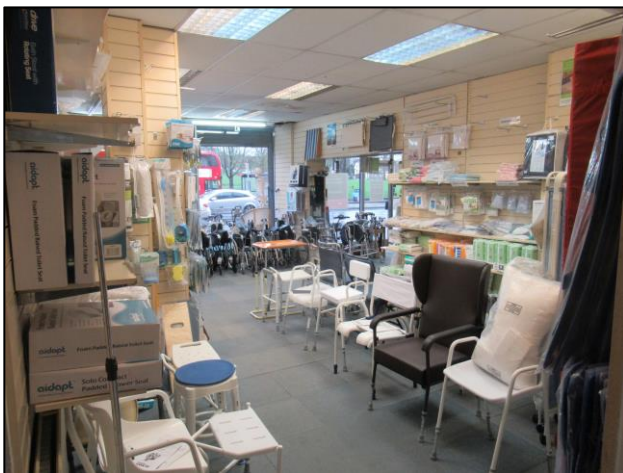


andrew scott
robertson
commercial

DOUBLE RETAIL UNIT WITH BASEMENT STORAGE
AND FLATS ON 3 UPPER FLOORS

PROFESSIONAL PROPERTY PEOPLE





LOCATION

The properties are located in a prominent position on Streatham High Road (A23), with extensive shop frontage and overlooking Streatham Common.

Streatham train station is less than a 10 minute walk from the property and provides easy access to London Bridge and East Croydon (Southern) and Thameslink services.

Bus stop for numerous routes outside of property.

DESCRIPTION

The subject property comprises a mid-terraced double retail unit with good sized ground floor areas to the front of the property with basement storage. This retail space is to be refurbished following a sub-division of the ground floor which will section off the rear of the property for proposed development.

The freehold interest includes 7 Flats on first and 2 upper floors which have been sold off on long leases

AMENITIES

- Double frontage to A23
- Substantial ground floor area
- Considered ideal for a variety of Class E uses
- Good public transport links

CLASS E ACCOMMODATION

No.444	
Ground (GIA)	826 sq. ft. (76.70 sq. m.)
Basement (GIA)	372 sq. ft. (34.53 sq. m.)
Sub Total	1,197 sq. ft. (111.23 sq. m.)

No.446	
Ground (GIA)	836 sq. ft. (77.70 sq. m.)
Basement (GIA)	377 sq. ft. (35.02 sq. m.)
Sub Total	1,213 sq. ft. (112.72 sq. m.)

TOTAL	2,410 sq. ft. (223.95 sq. m.)
--------------	--------------------------------------

TERMS

Freehold with vacant possession of the commercial space, and subject to various leases on upper floor flats.

Alternatively, a new lease may be considered on terms to be agreed.

USE

Class E (Commercial, business and service uses).

VAT

The property is not elected for VAT

CLASS E FREEHOLD FOR SALE / MAY LET

444-446 Streatham High Road (Front)
Streatham
London
SW16 3PX

Price: £495,000 / Rent £45,000 pa

Strictly by appointment via Sole Agent:
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

TENANCIES

444 Streatham High Road

Flat A – studio flat – expires 20/05/2118
Flat B – 2 bedroom flat – expires 24/12/2081
Flat C – 3 bedroom flat – expires 24/12/2171

446 Streatham High Road

Flat A – 2 bedroom flat – TBA
Flat B – studio flat – expires 23/06/2144
Flat C – 1 bedroom flat – expires 23/06/2144
Flat D – studio flat – TBA

RATES

2023 List Rateable Value: £32,500
(Entire ground floor of building)
UBR 2024/2025 - £0.499p in the £
Interested parties should make their own enquiries with London Borough of Lambeth.
Source: VOA website.



LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

CLASS E FREEHOLD FOR SALE / MAY LET

444-446 Streatham High Road (Front)
Streatham
London
SW16 3PX

Price: £495,000 / Rent £45,000 pa

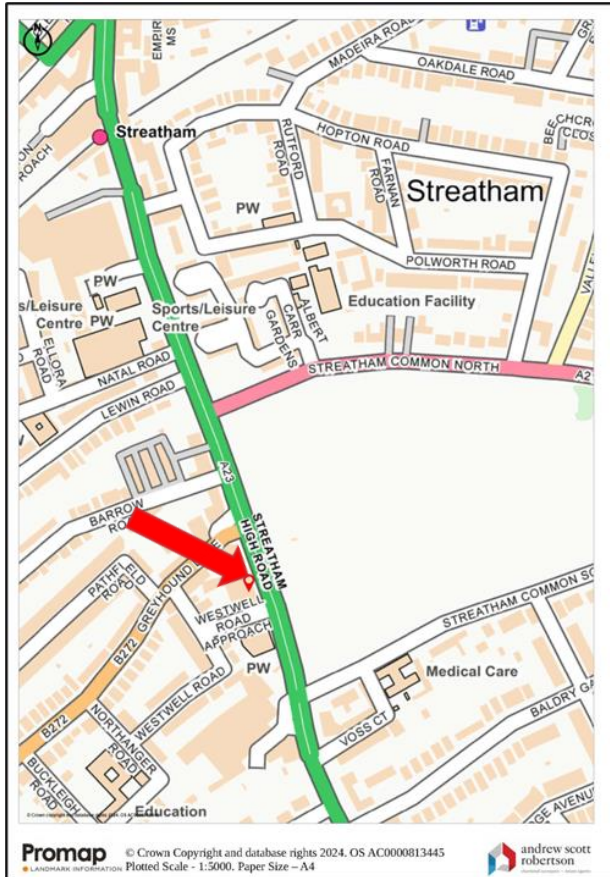
Strictly by appointment via Sole Agent:
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk



Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property

LOCATION MAP



EPC

444-446 Streatham High Road LONDON SW16 3PX	D	Certificate number: 0272-0209-6304-9212-0514
Property type	Retail/Financial and Professional Services	
Total floor area	535 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating: Band D (94).
Expires: 28 March 2034.

CLASS E FREEHOLD FOR SALE / MAY LET

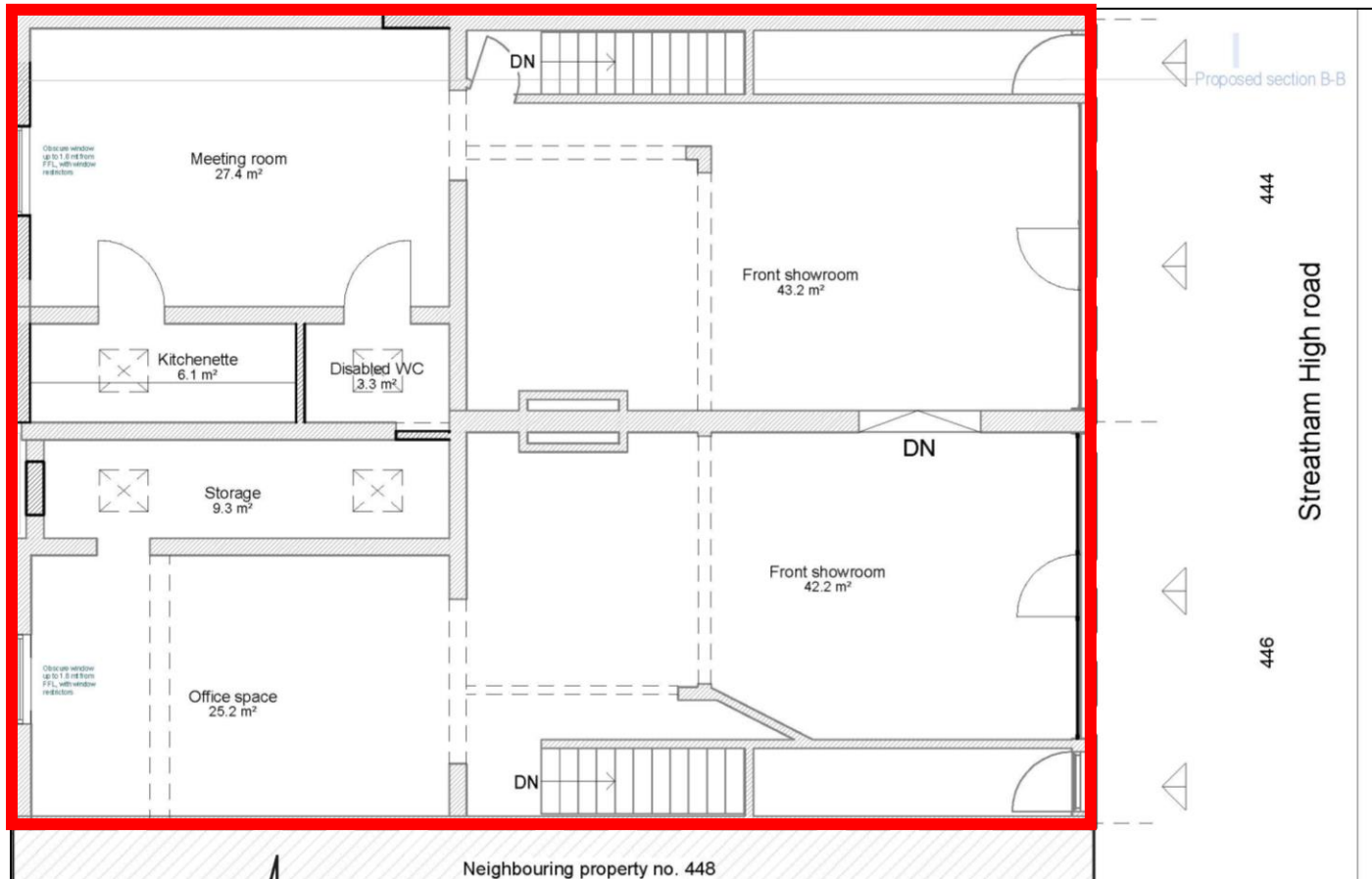
444-446 Streatham High Road (Front)
Streatham
London
SW16 3PX

Price: £495,000 / Rent £45,000 pa

Strictly by appointment via Sole Agent:
Andrew Scott Robertson Commercial
Contact: **Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property



The final layout may be subject to change.

CLASS E FREEHOLD FOR SALE / MAY LET

444-446 Streatham High Road (Front)
 Streatham
 London
 SW16 3PX

Price: £495,000 / Rent £45,000 pa

Strictly by appointment via Sole Agent:
Andrew Scott Robertson Commercial
 Contact: **Stewart Rolfe**
 Tel: **020 8971 4999**
 Email: commercial@as-r.co.uk

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property