



TO LET



£1,500 Per Calendar Month

Commercial Property Streatham High Road

A spacious fronted shop in the heart of Streatham, located on the bustling Streatham High Street.

This fantastic commercial opportunity comes with a 10-year lease, offered at a highly competitive rent of £1,500.00 per calendar month (£18,000.00 per annum), and a premium of £20,000.00.

The premises currently benefit from two sub-let units located in the basement and rear ground floor, together generating approximately £1,500.00 PCM in rental income.

In addition, the main front unit of the shop remains vacant and forms part of the lease, giving the incoming tenant the flexibility to either occupy the unit for their own business or rent it out separately to generate further income.

The incoming tenant also has the option to retain the current sub-tenants, making this an appealing income-generating opportunity from day one.

SHOP!

AVAILABLE NOW!

- **Rent:** £1,500 PCM (£18,000.00 per annum)
- **Premium:** £20,000.00
- **Lease Term:** 10 years
- **Class Use:** A1 / A2
- **Prime Location:** Positioned on a high-footfall street with excellent frontage and visibility
- **Well-Connected:** Excellent access to public transport and major routes for ease of commuting and deliveries
- **Versatile Use:** Ideal for a range of business types seeking a thriving location

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