



## Streatham High Road

8-9 Streatleigh Parade, London, SW16 1EQ

### Streatham High Road Fully Fitted Restaurant with Bar Licence

**2,603 sq ft**  
(241.83 sq m)

- High Street Location
- Pavement Seating
- Ground Floor and Basement
- Alcohol Licence with or without food

# Streatham High Road, 8-9 Streatleigh Parade, London, SW16 1EQ

## Summary

Available Size	2,603 sq ft
Passing Rent	£44,000 per annum
Premium	£40,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

The Premises is fully fitted with extraction on the ground floor, with a cellar in the basement for storage as well as a cold room. There is also outside seating to the front of the premises.

## Location

The premises is located in a very busy stretch of Streatham Hill. Streatham High Road, has a mixture of Independent & High Street shops and restaurants, it is part of a community of South London towns such as Balham, Brixton, Clapham and Tooting. Nearby operators include Nandos, Pure gym, Virgin Active, Marks and Spencer to name but a few.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,703	158.21
Basement	900	83.61
Total	2,603	241.82

## Tenure

An assignment of our client's full repairing and insuring 20 year lease from July 2012, subject to 5 yearly rent reviews. It is understood that the lease is granted inside the security of tenure provisions of the Landlord and Tenant act 1954, Part 2 as amended.

## Rent

£44,000 pa exclusive.

## Premium

Offers in region of £50,000

## VAT

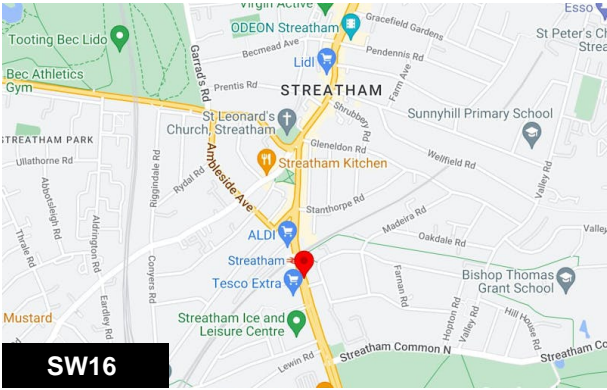
May be applicable to the premium and rent.

## Planning/ Licensing

The premises benefit from E Class planning use with a premises licence in place to serve alcohol WITHOUT the provision of food with the following hours: Monday - Sunday 7.30am - 00.30am. Alcohol sales only to be permitted to seated customers at the bar or at tables.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



## Viewing & Further Information



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