



# CROWN

LETS 4 U

**TO LET**



**£14,000 Annual**

## SHOP TO RENT

### Gleneagle Road, Streatham, SW16

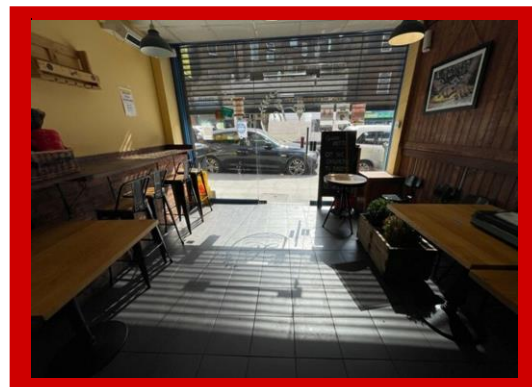
Crown Lets 4u are proud to present an A3/A5 use commercial premises with remote electric shutters, new glass front and comes with fixtures and fittings. This premises was newly decorated and it is in an excellent condition and has the benefit of a prominent position. This premise is on the market for £1,166.66 per month and the premium is £30,000. The current lease had started from May 2019 and expires on the 2031. This premises offers excellent passing trade and situated amongst all local shops and all Streatham High Road Shops. The premises measures 419.793 sq ft and had been newly refurbished few years ago with a new combi boiler, tiled flooring throughout and has gas and electric to the property and further benefits includes front customer area, front counter and rear kitchen, further at the rear there is also a stock room, WC room and a small Office room.

Located on a busy Gleneagle/Streatham High Road and also serve the surrounding area making it easily accessible to many buses and are within close proximity to Streatham British Rail Station.



**A3/A5 USE**

**AVAILABLE NOW!**





TO INCLUDE THE SECURE LEASE, GOODWILL, FIXTURES & FITTINGS £30,000

**Rent:** £14,000 p/a (£1,166.66 PCM)

**Premium:** £30,000

**Business Rates:** tbc

**Tenancy Type:** May 2019 to May 2031 on a current lease

**Rent Review:** tbc

**Licence Type:** A3/A5

**Size:** 419.793 sq ft

**Building Insurance:** tbc

**Solicitors Fees:** In-Going tenant will only pay for his own solicitors fees

**Available Now! Call now for early viewings!**

**Croydon Branch:** 292 London Road, Croydon, Surrey, CR0 2TG

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