

# Prime shop to let.

166 Streatham High Road  
Streatham  
SW16 1BJ.

**GCW.**  
020 7408 0030  
gcw.co.uk



**High footfall position in affluent London suburb.**

**Alternative uses considered.**

**Well configured unit, with scope for extraction & external seating.**

## Contact.

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## Location.

Streatham is an attractive, busy, South London suburb. It is experiencing a high significant residential and commercial, attracting young professionals and families to the area.

The premises benefit from a prominent position on the busier east side of the High Road. Nearby occupiers include **Pure Gym, Greggs, Sainsbury's Local, Superdrug, Wingstop, Nando's, GDK** and the recently opened **Waterstones**.

## Accommodation.

The premises comprise the following net internal area:

Ground Floor	243.40 sq m	2,620 sq ft
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## Rent.

£90,000 per annum exclusive.

## Business Rates.

**Rateable Value** £45,750

**UBR (2025/26)** 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 8315225.

## Lease Terms.

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

## Energy Performance Certificate.

Band D. Report available on request.

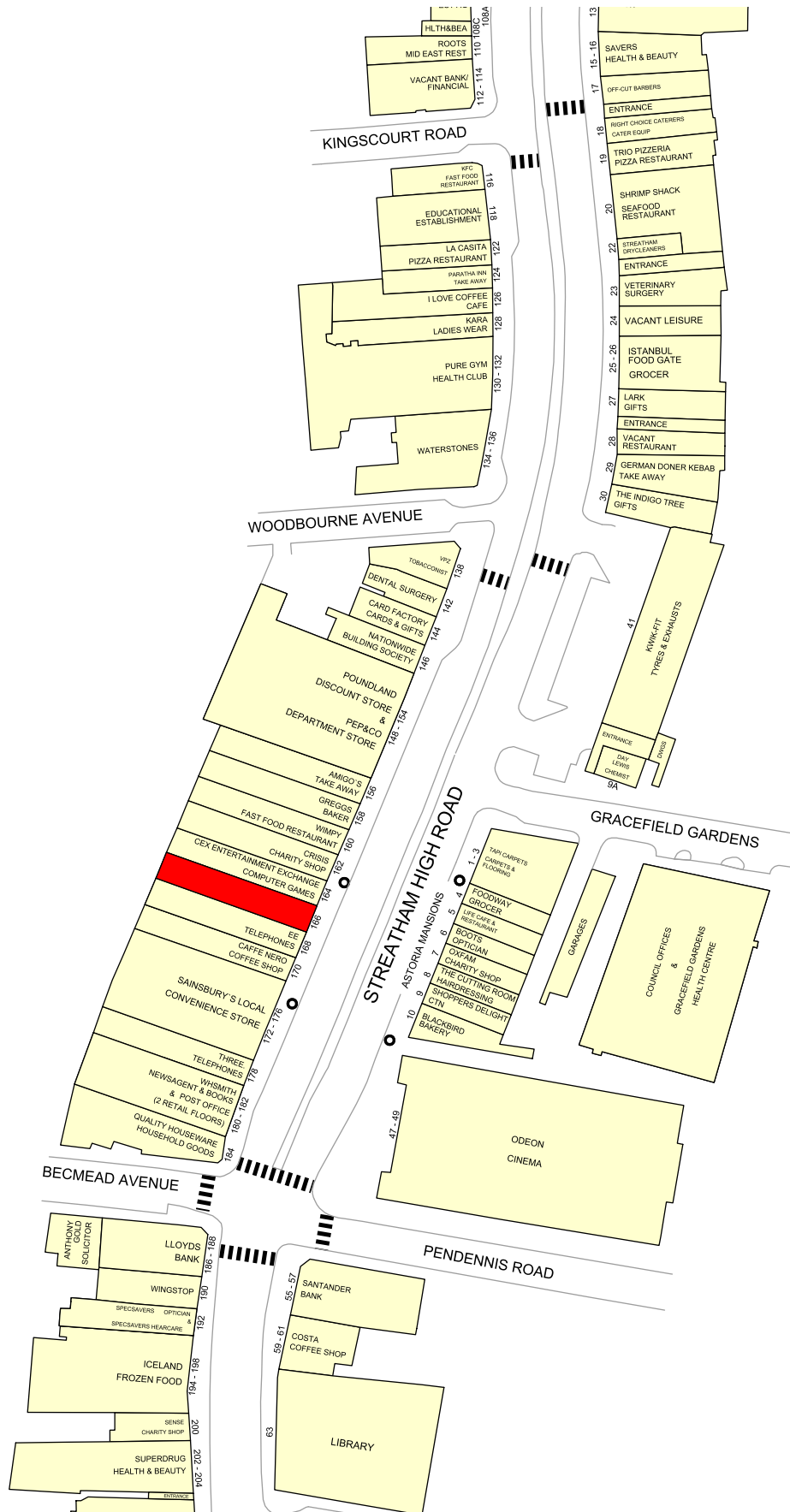
## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract & Vacant Possession.**

March 2025

**Streatham, 166 Streatham High Road.  
SW16 1BJ.**



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