

# Amesbury Avenue Unit

258 Amesbury Avenue, London, SW2 3BL



## To Let

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Retail unit in a parade

### **Ralph Smart**

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### **Reece Andrade**

Surveyor  
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## Description

The property is located in Streatham near the junction of Amesbury Avenue and Hillside Road, within a parade of shops. Streatham Road (A23) and Streatham Hill Mainline Station are a short walk from the property.

The property consists of a ground floor lock up shop.

Accommodation	Sq M	Sq Ft
Ground NIA	71.40	770

Areas quoted are approximate.

## Specification

— WC Facilities

## Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

## Planning Consent

The property has consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Rent

£11,000 Per Annum Exclusive

## Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

## Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

## VAT

The unit is not elected to tax.

## Business Rates

Interested parties should undertake their own due diligence to confirm rates due.

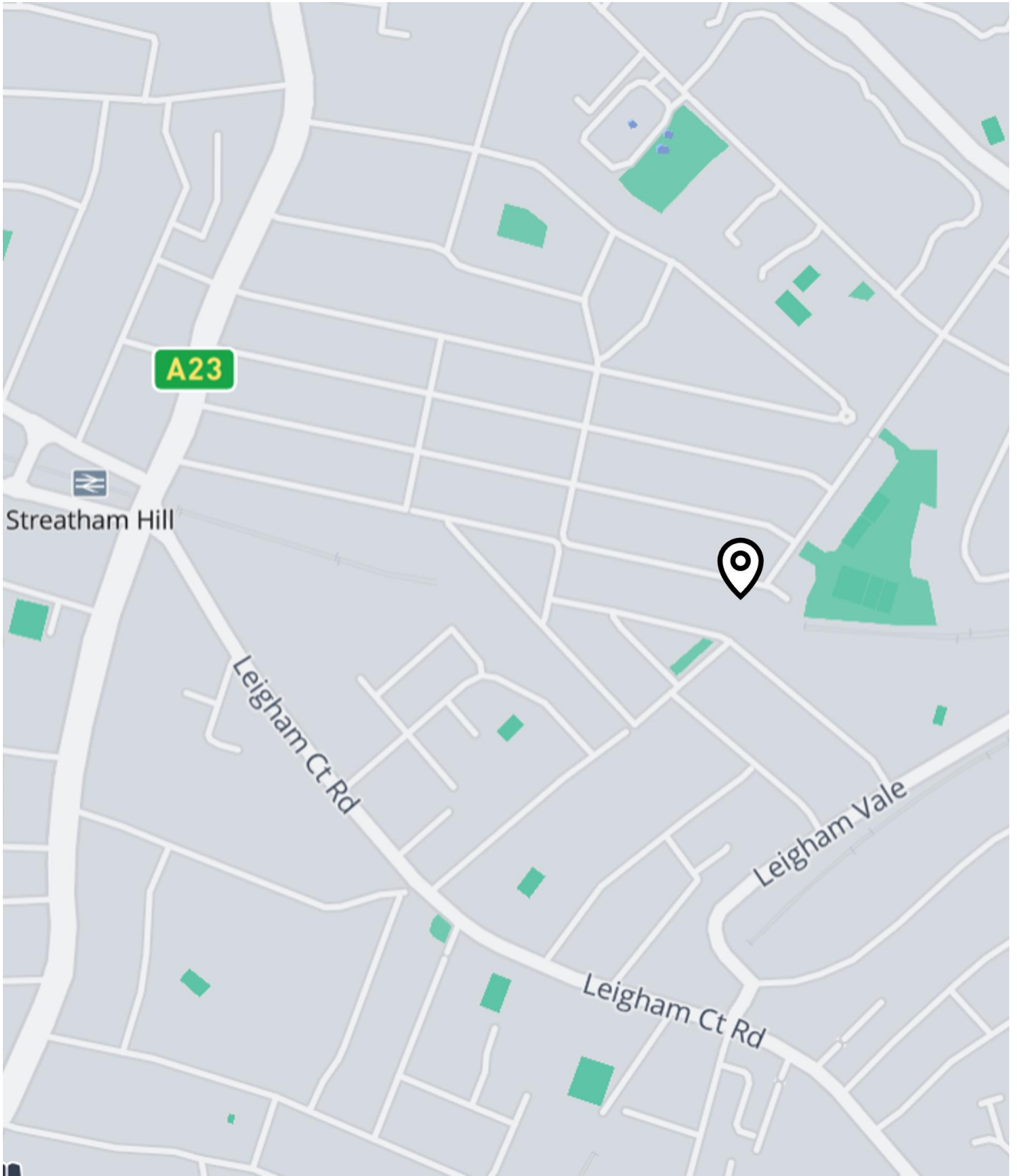
## EPC

Rating of D(86).

A certificate can be made available on request.

## Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



## Agent Details

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# For further information or if you wish to view, please do not hesitate to contact:

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