



49A Leigham Court Road, Streatham

Former Private Members Club Building to Let or for Sale



020 8681 2000

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49 Leigham Court Road, Streatham, London, SW16 2NF

Rent £50,000 per annum exclusive / Price: £750,000 virtual freehold

LOCATION: - The property is situated on Leigham Court Road to the south of Streatham Hill station and within walking distance thereof. Leigham Court Road is a busy thoroughfare and bus route linking Streatham Hill with Streatham Common and the property is visible to passing vehicular traffic. The property forms part of a larger building but has access directly from ground floor level together with parking spaces to the front. The property is well set back from Leigham Court Road itself.

DESCRIPTION: - The property comprises a former private members club space, considered suitable for a variety of uses due to the extent and flexible nature of the accommodation. The property has been partitioned internally to create a series of rooms but was originally laid out as three main areas together with staff / kitchen facilities, office, stores and WCs. The property has the benefit of a private area of garden to the rear and parking for three vehicles to the front.

ACCOMMODATION:-

6 rooms of varying sizes plus large kitchen,

stores and WCs

Gross internal floor area **272m²** **(2928ft²)**
approx.

The above area includes WCs, hallways and storage.

Externally

Private rear decked garden. Parking to the front for two to three cars.

USE/PLANNING: - We understand the property previously formed part of a Conservative Club and provided communal facilities, storage and kitchen facilities for the Club. The property may now fall within Class F2 of the latest Town and Country Planning (Use Classes) Order but is considered suitable for a variety of uses, subject to any necessary consents. Interested parties are strongly advised to discuss planning potential with the Local Authority prior to offer. The property is situated in the London Borough of Lambeth/

RENT: - In the event of a commercial lease being taken, an initial rent of **£50,000** per annum exclusive is sought.

PRICE: - In the event of the sale of a virtual freehold interest (999 year lease) **£750,000** is sought for our client's long leasehold interest.

TENURE: - The property is offered by way of a new commercial lease, the length of which is to be negotiated. Alternatively, the property is available by way of a virtual freehold sale under a 999 year lease at a peppercorn ground rent.

BUSINESS RATES: - The property is not currently on the rating list. The last entry for October 2017 was £19,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has a current EPC rating of 76 within Band C.

VAT: - We are advised that the property has not been elected to VAT and therefore VAT will not be chargeable on the rent or purchase price.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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10th July 2022



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