

**To Let****223 Streatham Road, London, CR4 2AJ****Location**

The property is situated on the East side of Streatham Road towards one end of a parade of shops. The nearest station is Tooting which is approximately 0.6 miles away. Nearby retailers include, Co-Operative food, Tesco Express amongst many other independent retailers. The shop benefits from a corner position on the street.

**Description**

The ground floor is 272 sq m in size (2939 sq ft approx.). The brand new unit will be provided in shell and core condition. The development is due for completion in Q2 2019.

**Accommodation**

Ground Floor: 273 sq m 2939 sq ft

**Use Class**

Suitable for A1 (Retail), B1 (Office) and D2 (Assembly Leisure).

**Lease**

The property is available by way of a new FRI lease. Terms to be agreed.

**Rent** - £60,000.

**Rates** - TBC.

**VAT** - All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate

**EPC** - A full report is available upon request.

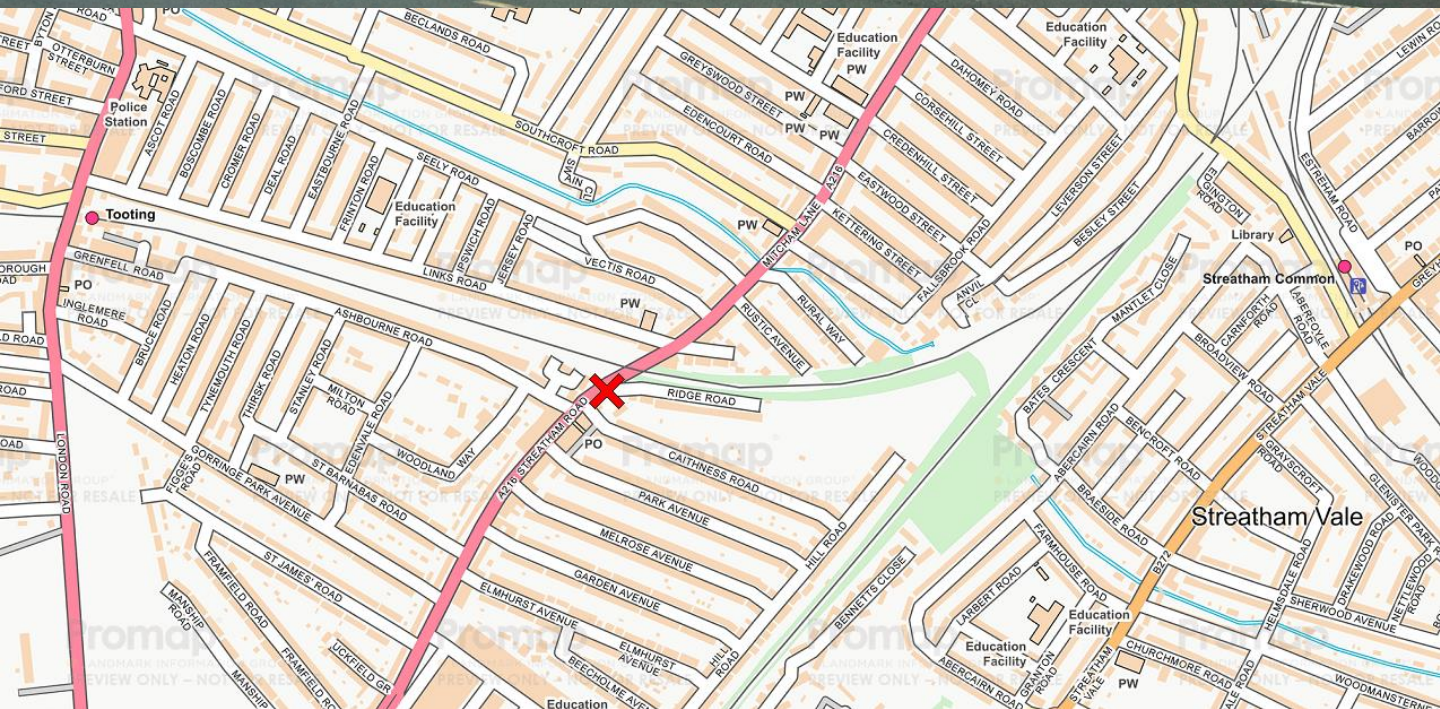


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Surveyors**All Enquiries:**

Frederick Darrell MSc  
Development Consultant  
Frederick@pedderproperty.com  
0207 737 1464





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Chartered Surveyors

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