



12 GREYHOUND LANE, STREATHAM, LONDON, SW16 5SD

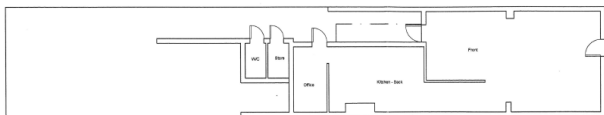
- **GROUND FLOOR LOCK UP SHOP TO LET**
- **691 SQ FT (64.19 m²)**
- **A5 CATERING USE. ALTERNATIVE USES CONSIDERED**

Location

The property is situated on the southern side of Greyhound Lane, an excellent location for independent retailers, adjacent to the junction of Estreham Road. Streatham Common mainline station is some 50 meters away from the premises. A new Sainsburys store is located close by.

Description

The premises comprise a ground floor shop with WC and kitchenette facilities to the rear of the premises. We understand there is a rear yard and vehicle access.



Accommodation

We have been advised that the property has the following approximate net internal floor areas.:

Floor	Sq m	Sq ft
Retail Area & Stores	64.19 m ²	691 sq ft

We would recommend that any tenant verifies the floor areas themselves.

Lease

The premises are available to rent on a new effectively fully repairing and insuring lease for a term to be agreed.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Rent

Offers are sought in the region of £18,000 per annum.

Premium

Offers are invited for the business, fixtures & fittings and stock at valuation. Premium upon application.

VAT

VAT is NOT chargeable on the terms quoted above.

Planning

We understand that the premises benefit from an existing A5 use. It is, however, recommended that confirmation is sought from the London Borough of Lambeth.

Business Rates – Small Business Rates Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £12,500
UBR (2025/2026) 49.9p in the £

Small business rates relief maybe available to eligible businesses.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of 70 (C). Certificate available upon request.



STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS

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