



# CLASS E UNIT TO LET IN STREATHAM

**23 THE HIGH PARADE, STREATHAM  
HIGH ROAD, LONDON, SW16 1EX**



## Location:

The subject property occupies a prominent position in The High Parade on the busy Streatham High Road. Streatham Hill Station (Southern Rail services) is located a short walk away from the property.

Nearby well-known multi-national occupiers include: Waterstones, PureGym, Savers, KFC, Cake Box, Paddy Power, Kaspas Desserts, Nando's, Pepes Piri Piri, Kwik Fit, Card Factory, Poundland Nationwide and Fara, amongst many others.

## Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

**Ground Floor: 1,414 sq. ft. (131.37 m<sup>2</sup>)**

## Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£52,000 per annum exclusive

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**

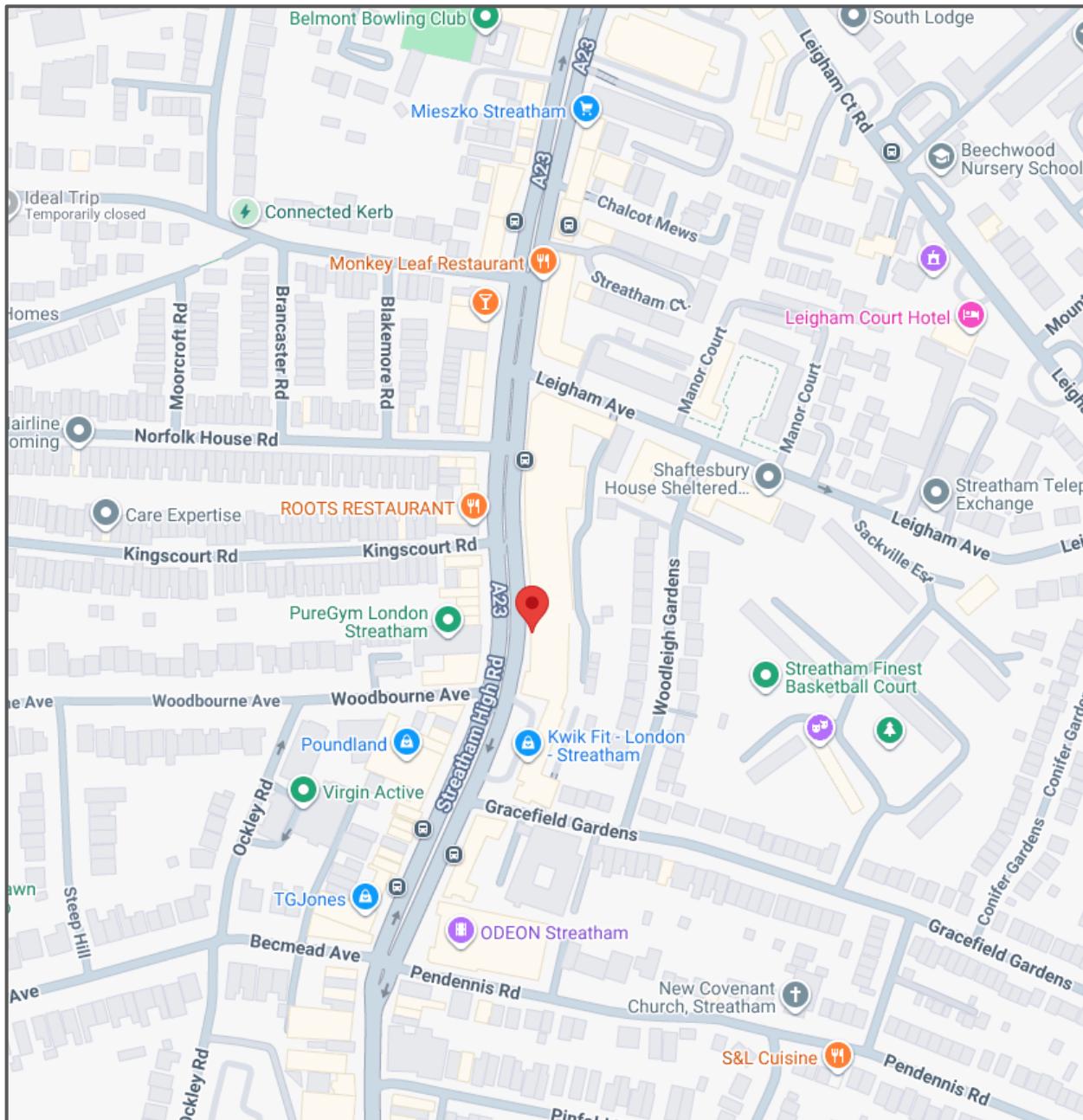
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Kyle McGuire**

[kyle@jenkinslaw.co.uk](mailto:kyle@jenkinslaw.co.uk)



## Location Map:



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