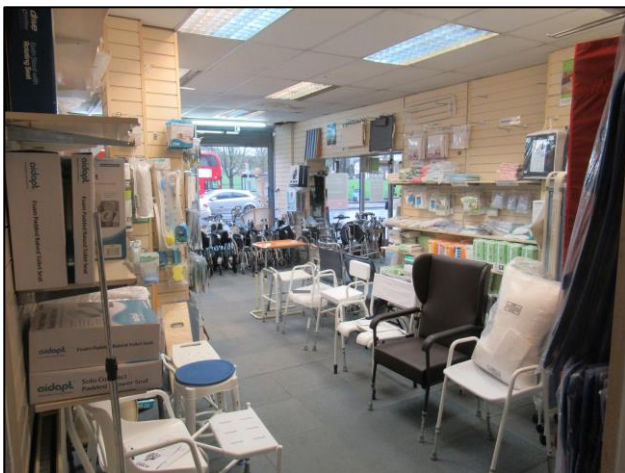


CLASS E FREEHOLD FOR SALE

444-446 Streatham High Road
Streatham
London
SW16 3PX

5,707 sq. ft.
(530.28 sq. m.)





LOCATION

The properties are located in a prominent position on Streatham High Road (A23), with extensive shop frontage and overlooking Streatham Common.

Streatham train station is less than a 10 minute walk from the property and provides easy access to London Bridge and East Croydon (Southern) and Thameslink services.

Bus stop for numerous routes outside of property.

DESCRIPTION

The subject property comprises a mid-terraced double retail unit with extensive ground floor areas and first floor and basement storage.

The upper floor flats comprise a mixture of studio, 1 bed and 2 beds and have been sold on long leases.

ACCOMMODATION

Ground (GIA)	3,790 sq. ft. (352.13 sq. m.)
First (GIA)	1,169 sq. ft. (108.60 sq. m.)
Basement (GIA)	749 sq. ft. (69.55 sq. m.)
TOTAL	5,707 sq. ft. (530.28 sq. m.)

(1st floor below 1.5m headroom 190 sq. ft. (17.66 sq. m.)

AMENITIES

- Double frontage to A23
- Substantial ground floor area
- Class E use.
- Considered ideal for restaurant/leisure uses
- Good public transport links

TERMS

Freehold with vacant possession of the commercial space. The upper floor flats are let on long leases. See below for further details. Potential for lease extensions.

USE

Class E (Commercial, business and service uses).

VAT

The property is not elected for VAT.

EPC

Band D (94). Expires 28 March 2034.

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444-446 Streatham High Road
Streatham
London
SW16 3PX

Price: £660,000

Strictly by appointment via Sole Agent:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

RATES

2023 List Rateable Value: £32,500
UBR 2024/2025 - £0.499p in the £
Interested parties should make their own enquiries with London Borough of Lambeth.
Source: VOA website.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

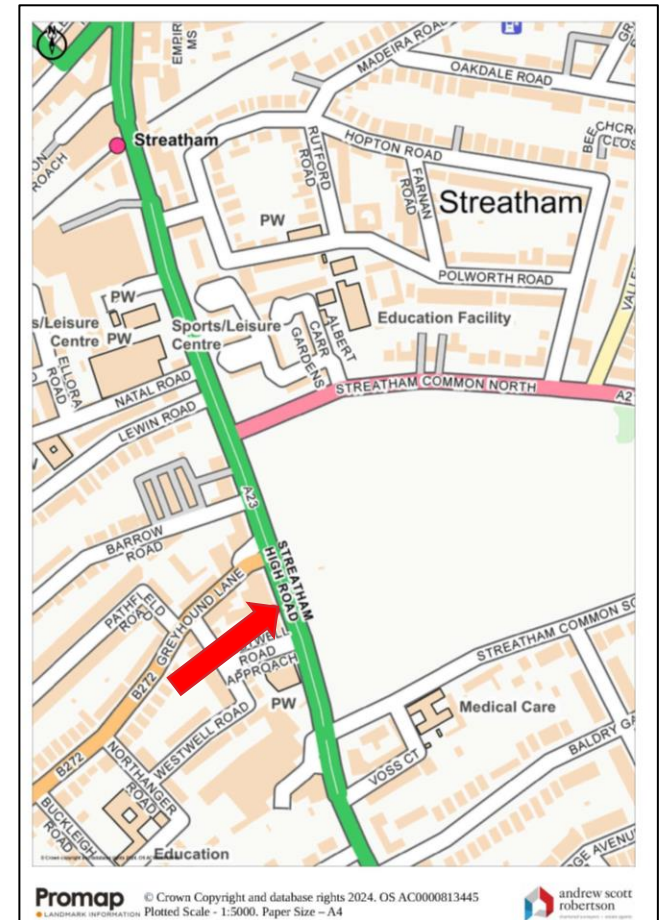
TENANCIES

444 Streatham High Road

Flat A – studio flat – expires 20/05/2118
Flat B – 2 bedroom flat – expires 24/12/2081
Flat C – 3 bedroom flat – expires 24/12/2171

446 Streatham High Road

Flat A – 2 bedroom flat – TBA
Flat B – studio flat – expires 23/06/2144
Flat C – 1 bedroom flat – expires 23/06/2144
Flat D – studio flat – TBA



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- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
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Energy performance certificate (EPC)																					
444-446 Streatham High Road LONDON SW16 3PX	Energy rating	Valid until:	28 March 2034																		
	D	Certificate number:	0272-0209-6304-9212-0314																		
Property type		Retail/Financial and Professional Services																			
Total floor area		535 square metres																			
Rules on letting this property																					
Properties can be let if they have an energy rating from A+ to E.																					
Energy rating and score																					
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score.																			
		The better the rating and score, the lower your property's carbon emissions are likely to be.																			
<p>The image shows a horizontal bar chart representing the energy rating scale from A+ to G. The scale is color-coded: A+ (green), A (light green), B (green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The score 94 D is highlighted with a yellow arrow pointing to the D rating.</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Score Range</th> </tr> </thead> <tbody> <tr> <td>A+</td> <td>Under 0</td> </tr> <tr> <td>A</td> <td>0-25</td> </tr> <tr> <td>B</td> <td>26-50</td> </tr> <tr> <td>C</td> <td>51-75</td> </tr> <tr> <td>D</td> <td>76-100</td> </tr> <tr> <td>E</td> <td>101-125</td> </tr> <tr> <td>F</td> <td>126-150</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </tbody> </table>				Rating	Score Range	A+	Under 0	A	0-25	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	G	Over 150
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