



FOR SALE OR TO LET

HS HUGGINS STUART
E EDWARDS

542 Streatham High Road, Streatham, SW16 3QF
FROM £225,000 TO £1,400,000

542 Streatham High Road, Streatham,
SW16 3QF

FOR SALE

From 385 sqft (35.77 sqm) to 1,931 sqft (179 sqm)

DESCRIPTION

Opportunity to acquire a vacant ground floor shop/office with the option of acquiring 3 brand new flats luxury flats finished to a high standard, which are now fully occupied producing an income of £4,770 per calendar month. 125 year long leasehold interests have been created for the flats and can be sold alongside the freehold if desired.

The ground floor shop is self-contained and has been finished to a shell condition. The flats are accessed via a separate entrance to the front of the property and are arranged as 2x one bedroom flats and 1x 2 bedroom flat. The property the benefits from two forecourt parking spaces.

Shop/Office	385 sqft	35.77 sqm
GF Floor Flat A	552 sqft	51 sqm
1 st Floor Flat B	562 sqft	52 sqm
2 nd Floor Flat C	432 sqft	40 sqm
Total	1,931 sqft	179 sqm

TENURE

Freehold, with vacant possession of the shop.

125 year long leasehold interests for the flats also available, if desired, subject to the existing assured shorthold tenancies.

PRICE

Offers invited in excess of £225,000 for the freehold subject to contract only. If the 125 year long leasehold interests are desired in addition then offers are invited in excess of £1.4m for these and the freehold together.

Alternatively the shop/office can be let at £15,000 per annum exclusive on a new FRI lease, terms to be agreed.

LOCATION

The property is well positioned on Streatham High Road close to the junction with Guildersfield Road. The property is situated amongst a variety of independent and national occupiers and is well served by local bus routes. Streatham Common Station is only a 10 minute walk away.

EPC

Commercial: C-65. Flat A: E- 45. Flat B: D-63. Flat C: D-56

BUSINESS RATES & COUNCIL TAX

Rateable Value: £10,750. Rates payable at 49.9p In £.

Council Tax Band: C

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/3c04e27a652c44cc8bdc2de9f74fda33/>

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

FOLIO NUMBER

30163

DATE

April 2023

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

