



James ashley
commercial
property consultants

1b Mitcham Lane | Streatham | London | SW16 6LG
RETAIL INVESTMENT FOR SALE

1b Mitcham Lane | Streatham | London | SW16 6LG | LONG LEASEHOLD FOR SALE

- ground & first floors
- 19.88 m² (213.5 ft²) approx.
- 'e' use class
- income: £6,240 per annum
- guide price: £105,000 (long leasehold)
- near streatham high road

DESCRIPTION

Mid-terrace shop over ground and first floors trading as Thirst Choice Juice & Sandwich Bar. The ground floor comprises a small retail unit / sandwich bar and a couple of tables for customer seating.

The first floor is accessed via a spiral staircase and is used for food preparation, storage and has a staff WC.

LOCATION

Located in a prominent position on Mitcham Lane close to the junction with Streatham High Road.

Neighbouring occupiers include; Oaks Estate Agents, Burger Mafia, St Leonard's Dry Cleaners, and a variety of other independent cafes, restaurants, shops and hair salons etc.

Streatham Train Station is within easy walking distance providing direct services to via Southern Rail London Bridge and Croydon.

Thameslink Rail services provide direct access to London Blackfriars, Farringdon, St Pancras, Mitcham and Sutton. Numerous bus routes service the area.

ACCOMMODATION

Ground floor	13.06 m ²	140.50 ft ²	
First floor	6.82 m ²	73 ft ²	
TOTAL	19.88 m²	213.5 ft²	N.I.A.

TENURE

Long Leasehold (125 years from 25th December 1991), with a ground rent of £37.50 per annum. The property is let on a 6 year informal lease agreement from 1st July 2021, at a passing rent of £6,240 per annum, with rent reviews every 2 years.

BUSINESS RATES

We understand the current rateable value is £4,050. Contact Lambeth Council on 020 8315 2255 to confirm what amount is actually payable.

FURTHER INFORMATION

Contact vendors sole agents: -

Ashley Brudenell or James Stefanopoulos



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