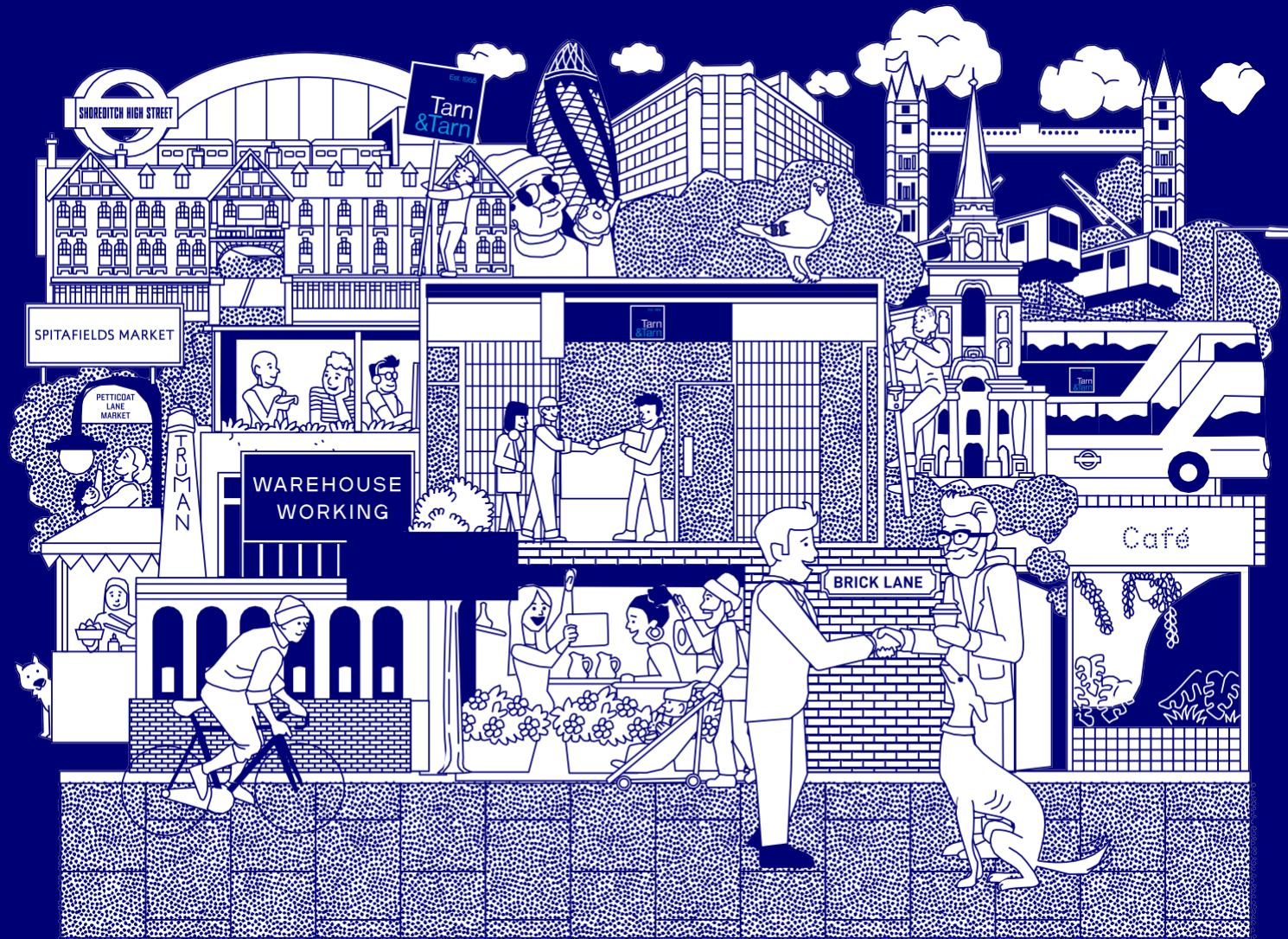


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Tarn
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UNIT 2-4 NORWICH
HOUSE, STREATHAM
HIGH ROAD,
STREATHAM HILL,
SW16 1DS

LONG LEASEHOLD
INCOME PRODUCING
RETAIL INVESTMENT
5,656 FT²



DESCRIPTION

The available accommodation is a self-contained large commercial unit located in the mixed-use development of Norwich House. It boasts a prominent location in the Streatham area, a spacious shopfront, a WC facility, and a kitchenette. The asset is tenanted for a further 8 years to a retail operator trading as a Polish supermarket. The current passing rent is £118,500 per annum. A purchase at the asking price of £1.4 million, will reflect a gross yield of 8.46%.

AMENITIES

- Kitchenette
- WC Facilities
- Large Frontage
- Close Proximity to the Streatham Hill National Rail Station



LOCATION

THE AREA

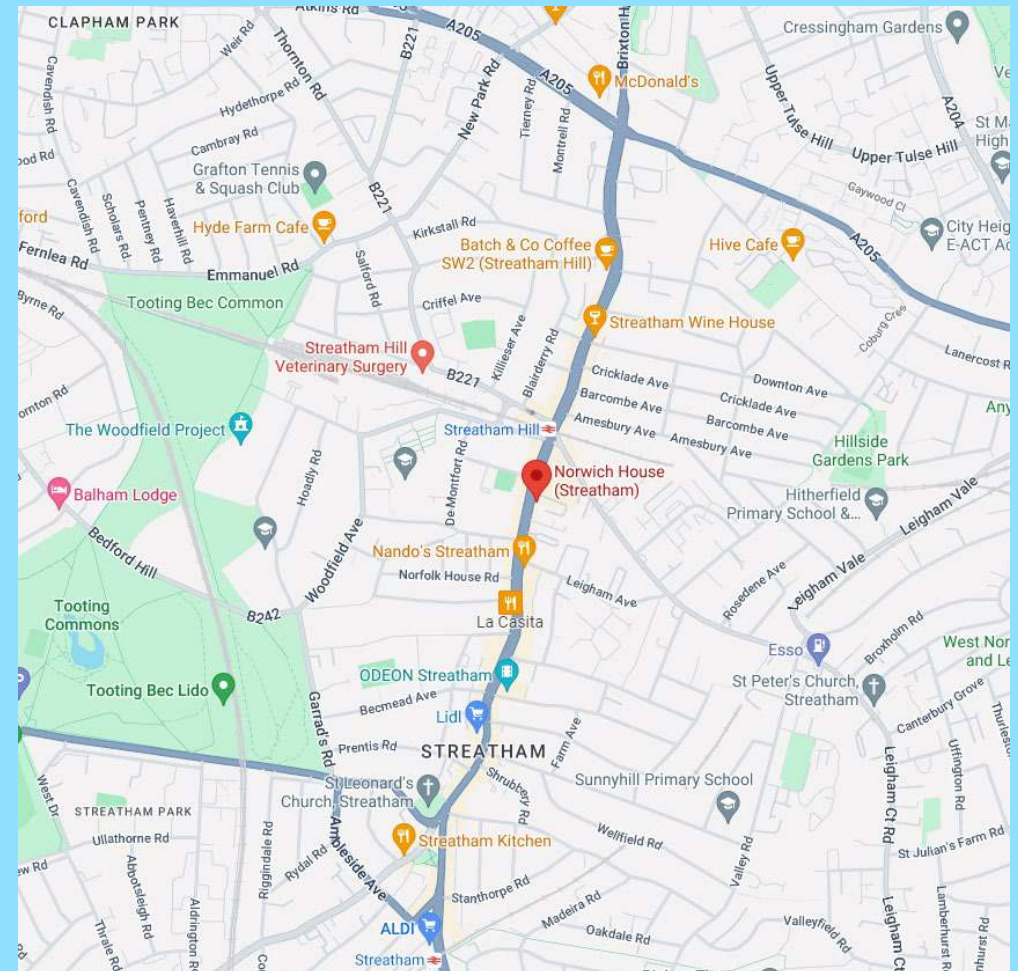
The property is conveniently situated on the North side of Streatham High Road. It offers excellent accessibility, being just a short 4-minute walk to Streatham Hill station. From this well-connected station, you can effortlessly reach various prominent destinations, including West Croydon, London Victoria, and London Bridge.

TRANSPORT

⊖ Streatham Hill (3-minute walk) – National Rail Services

⊖ Streatham (17-minute walk) – National Rail Services

⊖ Tooting Bec (37-minute walk) – Northern Line



ACCOMMODATION

FLOOR	FT ²	M ²
Ground Floor	5,656	525.46
TOTAL	5,656	525.46

SUMMARY

Available size	5,656 sqft
Asking Price	Offers in the region of £1.4 million
Business Rates	TBC
Service Charge	TBC
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry
VAT	Applicable

TENANCY DETAILS

Passing Rent: £118,500 per annum
Lease Length: 15-Year Lease from 2 Feb
2017 (8 years unexpired)

TERMS

Long Leasehold of 250 Years from 2015 (249 Years Unexpired)

YIELD

Gross Yield: 8.46%

LOCAL AUTHORITY

London Borough of Lambeth



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VIEWINGS

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