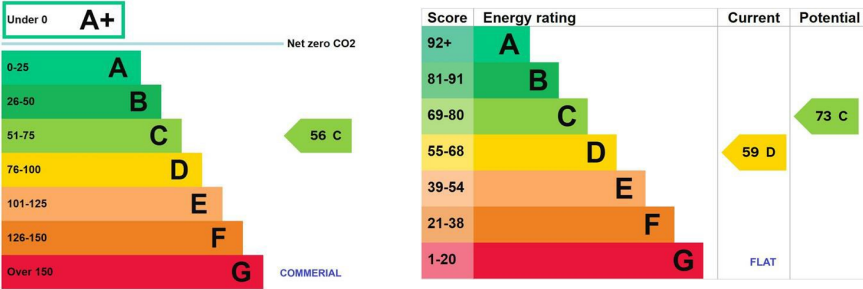
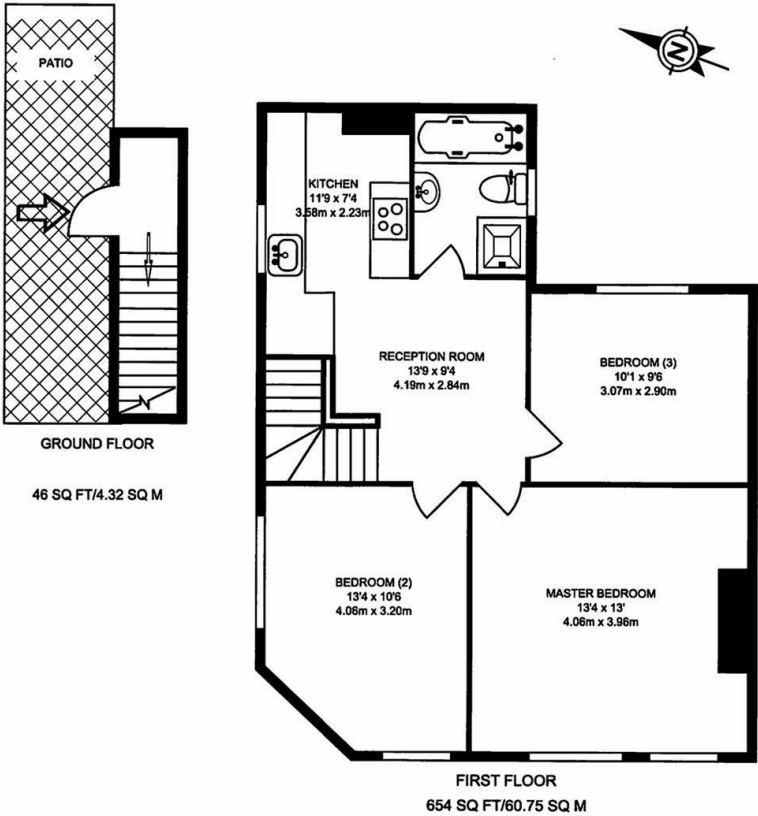




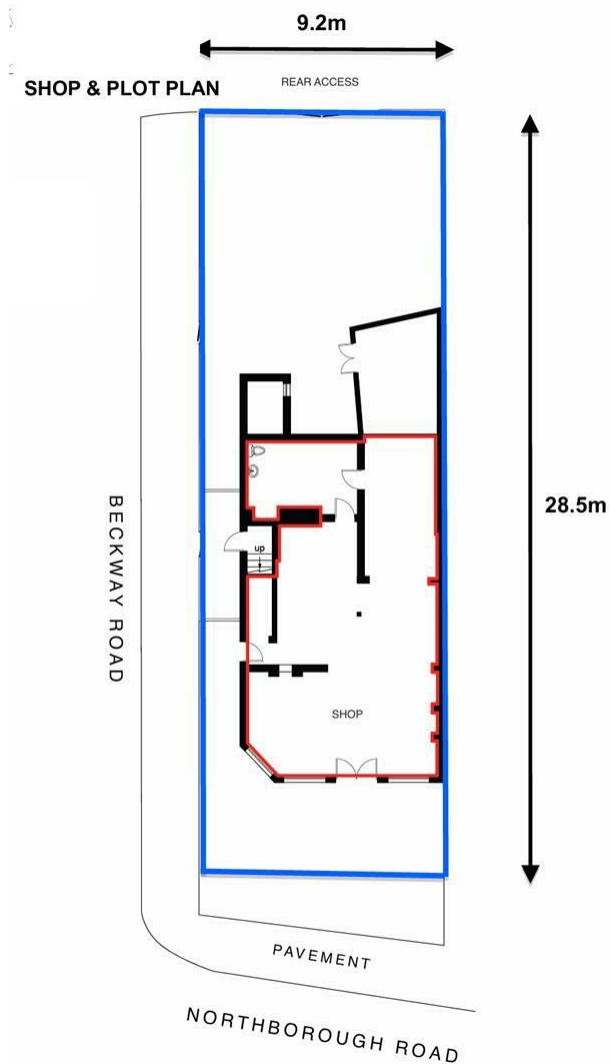
**NORTHBOROUGH ROAD, STREATHAM,
LONDON**

Guide Price £575,000 Freehold

Floorplan - Flat



Floorplan - Shop (lease plan outlined red)



Description

Mixed use investment / development opportunity for sale.

Existing E class commercial unit to the ground floor with 2 / 3 bedroom residential flat above and yard / garden area to the rear, to the front is an additional hard standing area with advertising hoarding and possible parking

Location

The property occupies a prominent corner position on Northborough Road at its junction with Beckway Road and forms part of a mixed use parade.

Nearest Stations :

Norbury Station 0.9miles

Mitcham Eastfields Station 1.2 miles

Tenancies

Ground Floor Shop: FRI Lease for a term of 16 years from 6th February 2010

Passing Rent £11,500 pa (ERV £17,500 pa)

Rent reviews every 4 years

2018 & 2022 rent reviews outstanding - time not of the essence.

First Floor Flat: Let on a new 12 month AST from 1st October 2024

No break clause

Passing rent £19,260 pa

Front Forecourt: Advertising hoarding, holding over, passing rent £250 pa

Rear Yard: circa 1,141 sq ft - could be let separately - residential tenant has been allowed to use (not included in AST)

Terms

Guide Price £575,000 Freehold - Subject to planning offers are not being considered

Planning

No applications have been made - The site has clear potential for extension / conversion / demolition and new build subject to the relevant consents