

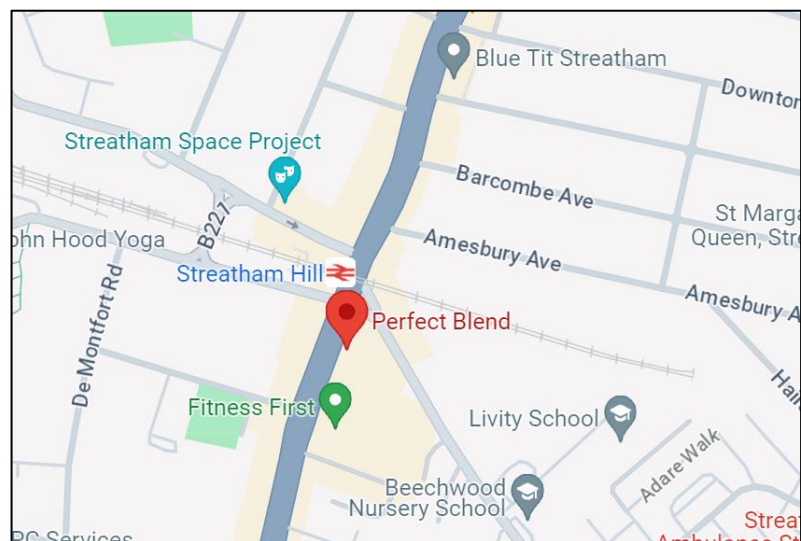


The Perfect Blend, 8-9 Streatleigh Parade, Streatham High Road, London SW16 1EQ

Summary

- Leasehold Assignment
- High Street Location
- Ground Floor and Basement Only
- Pavement Seating to the Front

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

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Location

The property is located in Streatham, in south-west London. The property is situated on Streatham High Road. The property has the benefit of good transport links with Streatham Hill Station 0.2 miles north of the property, Streatham Station 1.1 miles south of the property, Tulse Hill Station 1.4 miles east of the property and Balham Station 1.8 miles west of the property. The surrounding occupiers are a mixture of restaurants, other licenced operators and residential dwellings.

[Google Street View](#)

The Property

The property is situated at ground floor and basement only. The ground floor comprises of an open plan trade area for approximately 50 covers. Ancillary accommodation at this level is in the form of the trade kitchen and customer WC's. To the basement is cellarage and stores. To the front of the property is outside pavement seating for approximately 15 covers.

Floor Areas

The approximate gross internal floor areas are as follows:

Floor	sq ft	sq m
Ground	1,703	158.21
Basement	900	83.61
Total	2,603	241.82

Tenure

Leasehold.

Terms

The Property is held on the remainder of a 20-year lease from July 2012 at a rent of £44,000 per annum. The lease is subject to five yearly reviews and is contracted inside the Landlord & Tenant Act 1954.

Premium

Offers Invited.

Premises Licence

The Premises Licence permits the sale of alcohol from:

Monday to Sunday	07:30am to 00:30am
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Planning

The premises benefits from E Class Use.

Fixtures and Fittings

All fixtures and fittings that are located at the property will remain.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £38,000 as of the 2023 Listing.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffey Lyons.

