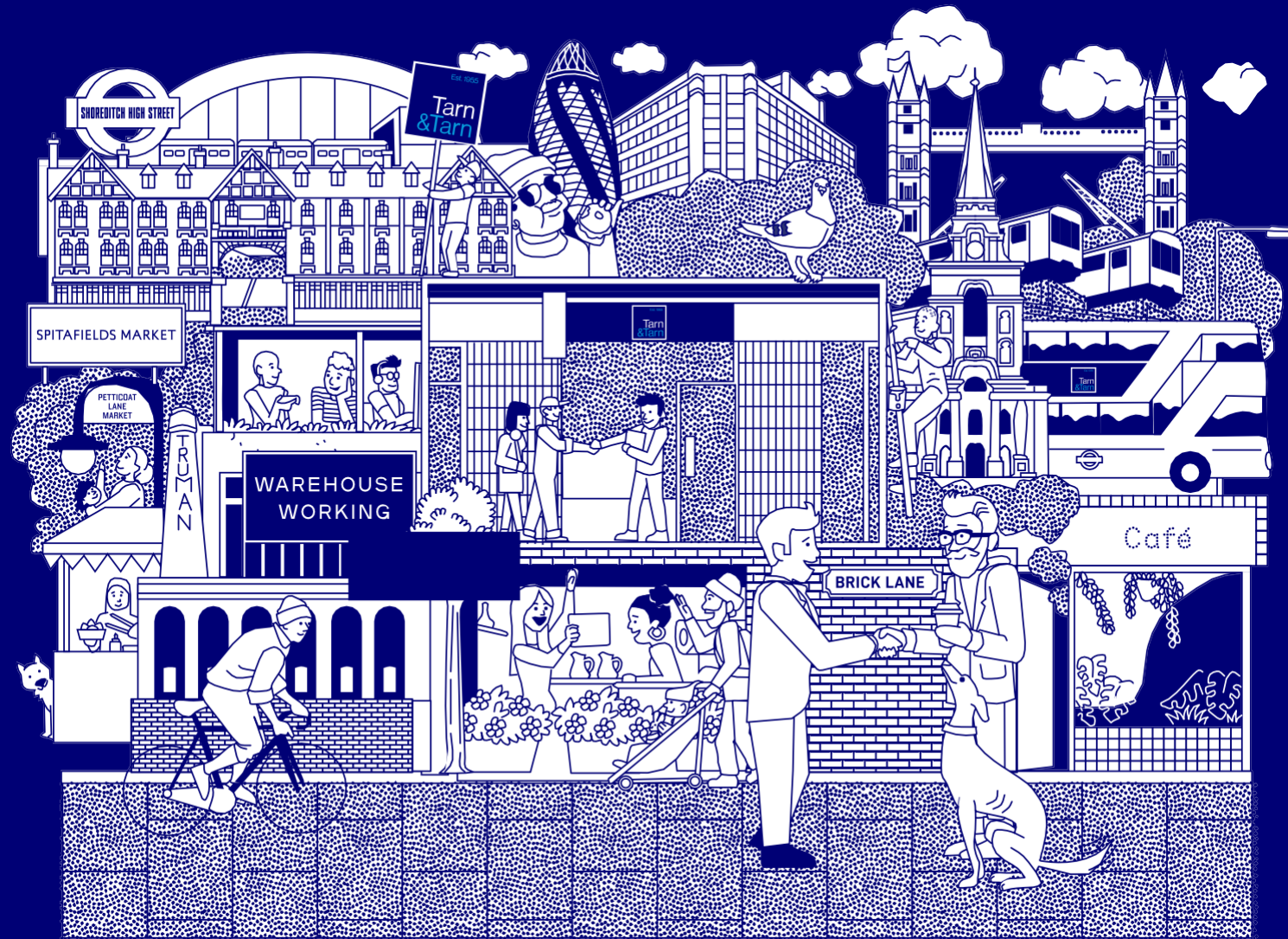


Est. 1955

# Tarn &Tarn

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

**LONG LEASEHOLD  
INCOME PRODUCING  
RETAIL INVESTMENT  
5,656 FT<sup>2</sup>**



## 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








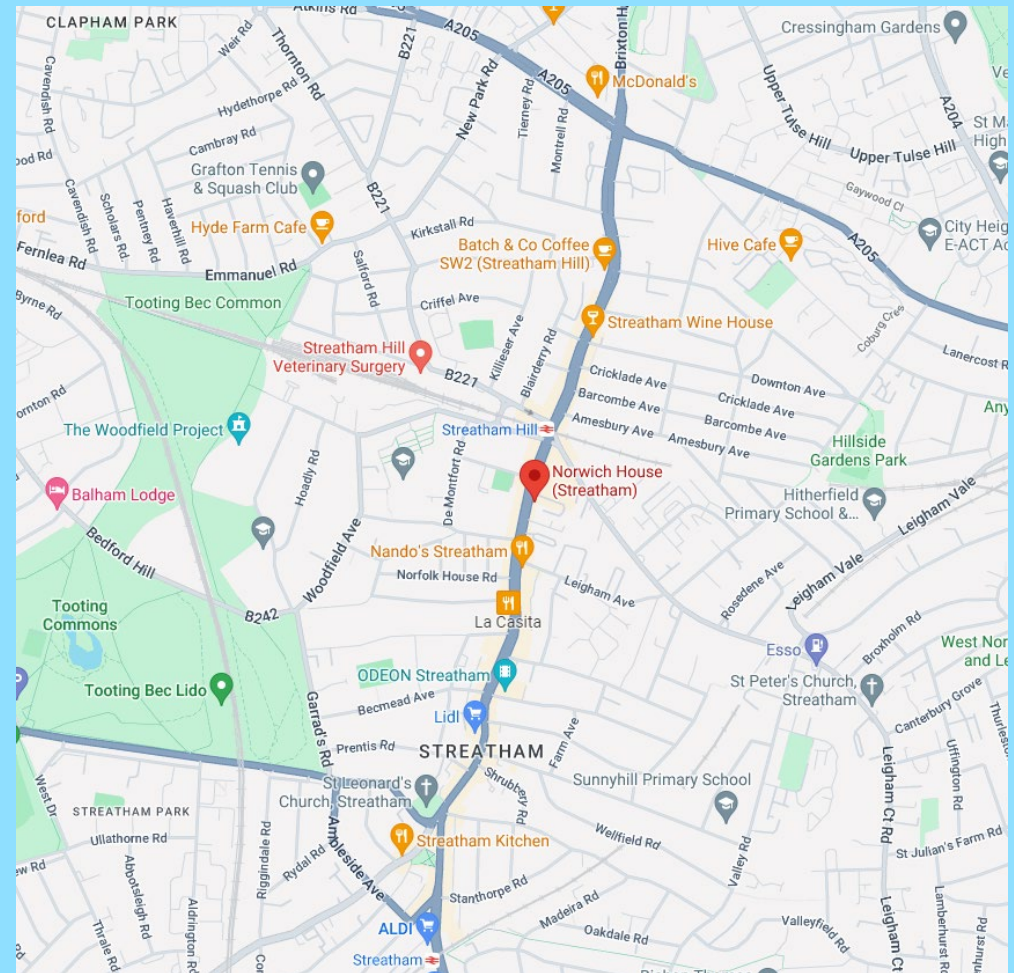
# LOCATION

## 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 <sup>2</sup>	M <sup>2</sup>
Ground Floor	5,656	525.46
<b>TOTAL</b>	<b>5,656</b>	<b>525.46</b>

## 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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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
**E INFO@TARN-TARN.CO.UK**

## TEAM

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**ARTHUR NOWICKI**  
**T 07792 711461**  
**E ARTHUR@TARN-TARN.CO.UK**

**OLLIE LAZARUS**  
**T 07805 756620**  
**E OLLIE@TARN-TARN.CO.UK**

**GASPER KOSCIK**  
**T 07554 640000**  
**E GASPER@TARN-TARN.CO.UK**



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
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