STREATHAM

6 & 6A SUNNYHILL ROAD

LONDON SW16 2UH

LINAYS COMMERCIAL
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FREEHOLD SALE | TWO STOREY MIXED USE BUILDING
FULLY LET | INVESTMENT OPPORTUNITY | PRODUCING £37,000PAX



Location / Description

Streatham is a suburb, located within the London Borough of Lambeth adjacent to the towns of Norwood and Tooting. The town is positioned on the A23 Streatham High Road that links with the A214 Tooting Bec Road. Streatham Railway Station is within walking distance. Sunnyhill Road sits on the eastern side of Streatham High Road and the property forms part of a row of two storey buildings in an established trading position forming a vibrant and active environment. The property comprises a two-storey end of terrace building arranged to provide two self-contained units (ground floor takeaway and first floor residential) set beneath a part pitched/part flat roof. Externally, the property benefits from a rear yard accessed via shared service road to the side of the building.

6 Sunnyhill Road: Provides ground floor restaurant/takeaway premises trading as 'Sunnyhill Thai Kitchen' and arranged internally as open plan customer seating area with a mix of high and low level seating and service bar/counter. To the rear, there is a fully fitted commercial kitchen and general ancillary storage area.

6A Sunnyhill Road: The upper parts comprise a one bedroom flat and accessed via a dedicated entrance at the pavement edge. Internally, the space provides entrance lobby, kitchen, bathroom bedroom and living room. The property is not listed but does fall within Streatham High Road Conservation Area.

Accommodation

(with approximate net internal areas)

	Sq.Ft	Sq.m
Ground Floor		
Total Net Internal Area:	457	42.4
First Floor		
Residential (NIA)	417	38.8
Rear Yard	577	53.6

Ref: MC/5836

Tenure/Price

Freehold. We are instructed to seek offers in the region of **£495,000 (Four Hundred and Ninety-Five Thousand Pounds)** exclusive for the Freehold interest, subject to the occupational lease and tenancies granted.

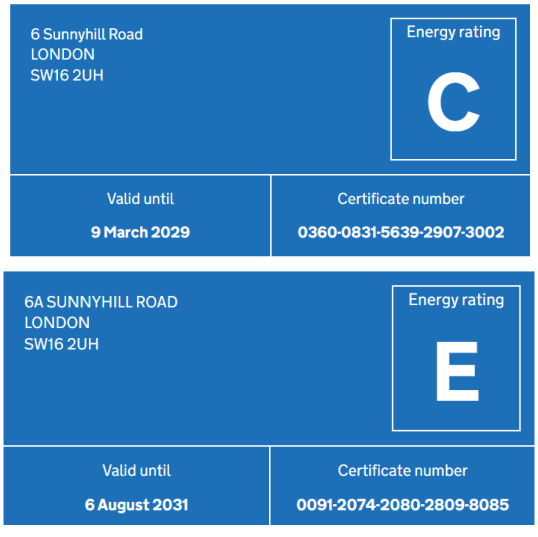
VAT

We are advised that the property is **not** elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

CEPC



Leases & Tenancies

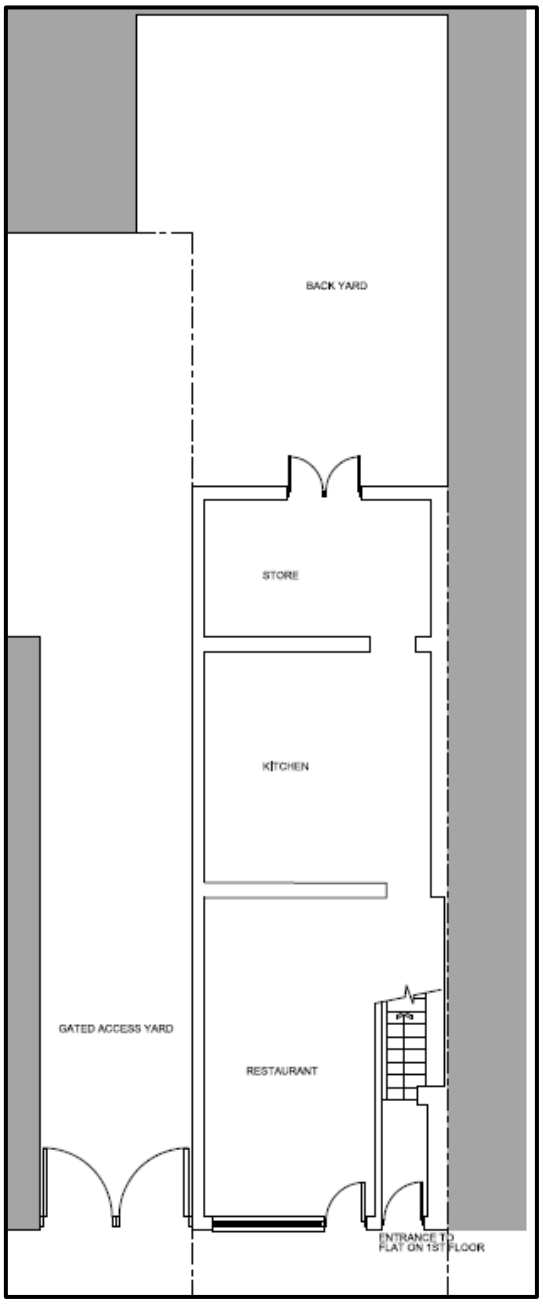
6 Sunnyhill Rd	**Commercial**
Property:	Ground Floor Shop & Rear Parking Space known as 6 Sunnyhill Road, London SW16
Lease Dated:	17th April 2019
Tenant:	Private individual
Guarantors:	Private individual
Rent:	£22,000pax
Term:	15 Years expiring 16th April 2034
Breaks:	N/A
Rent Review Dates:	29th January 2024 and every 5th (fifth) anniversary of that date.
Security of Tenure:	Within.

6a Sunnyhill Rd	**Residential – Company Let Agreement**
Property:	Flat 6a, 6 Sunnyhill Road, London SW16
Dated:	1st February 2026
Tenant:	Akhai Estates Ltd
Guarantor:	Private individual.
Rent:	£1,250 per calendar month.
Term:	Fixed term of 12 months beginning on 1st Feb 2026 and ending 31st Jan 2027.

Total Rental Income: £37,000 (Thirty-Seven Thousand Pounds)pa.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.
These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ground Floor



First Floor

