

**Lot 3, 74 Moyser Road, Streatham, London,
SW16 6SQ**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Retail Unit Let to Sprout Community Arts Limited until 2035 (subject to option)
- Busy and popular South London area
- Prominent position in an attractive neighbourhood retail parade
- Located Close to Streatham High Road
- VAT free investment

Lot

3

Auction

12th February 2026

Rent

£12,150 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

Approximately 5 miles south of Central London

Roads

A23 (Streatham High Road), A205 South Circular Road

Rail

Streatham Common Railway Station and Streatham Railway Station

Air

London City Airport, London Gatwick Airport, London Heathrow

Situation

Streatham is an affluent and attractive residential South West London suburb approximately 5 miles south west of Central London and within the London Borough of Lambeth. The area lies to the south of Brixton and to the north of Streatham Common, and is served by Streatham High Road (A23), which forms the main local commercial thoroughfare.

The property is situated on the south side of Moyser Road at its junction with Ribblesdale Road. Moyser Road is an attractive residential street off Mitcham Lane A216. There is a mix of local occupiers situated close by.

Tenure

Freehold.

EPC

Retail - Band D. Please refer to Legal Pack for the residential EPC.

Description

The property comprises a handsome retail unit with the ground floor Retail accommodation and ancillary accommodation in the basement. There is a separately accessed flat on the upper floor.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement	Retail Ancillary	32.70 19.50	(352) (210)	SPROUT COMMUNITY ARTS LIMITED (CRN: 07310483)	10 years from 27/05/2025 (2)	£12,000	27/05/2030 (26/05/2035)
First	Residential	-	-	INDIVIDUALS	125 years from 24/06/1990	£150	- (23/06/2115. 89 years unexpired.)
Total Approximate Commercial Floor Area		52.20 (1)	(562)			£12,150	

- (1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).
(2) The lease provides a Tenant option to determine the lease on 26/05/2030 upon serving 6 months written notice.

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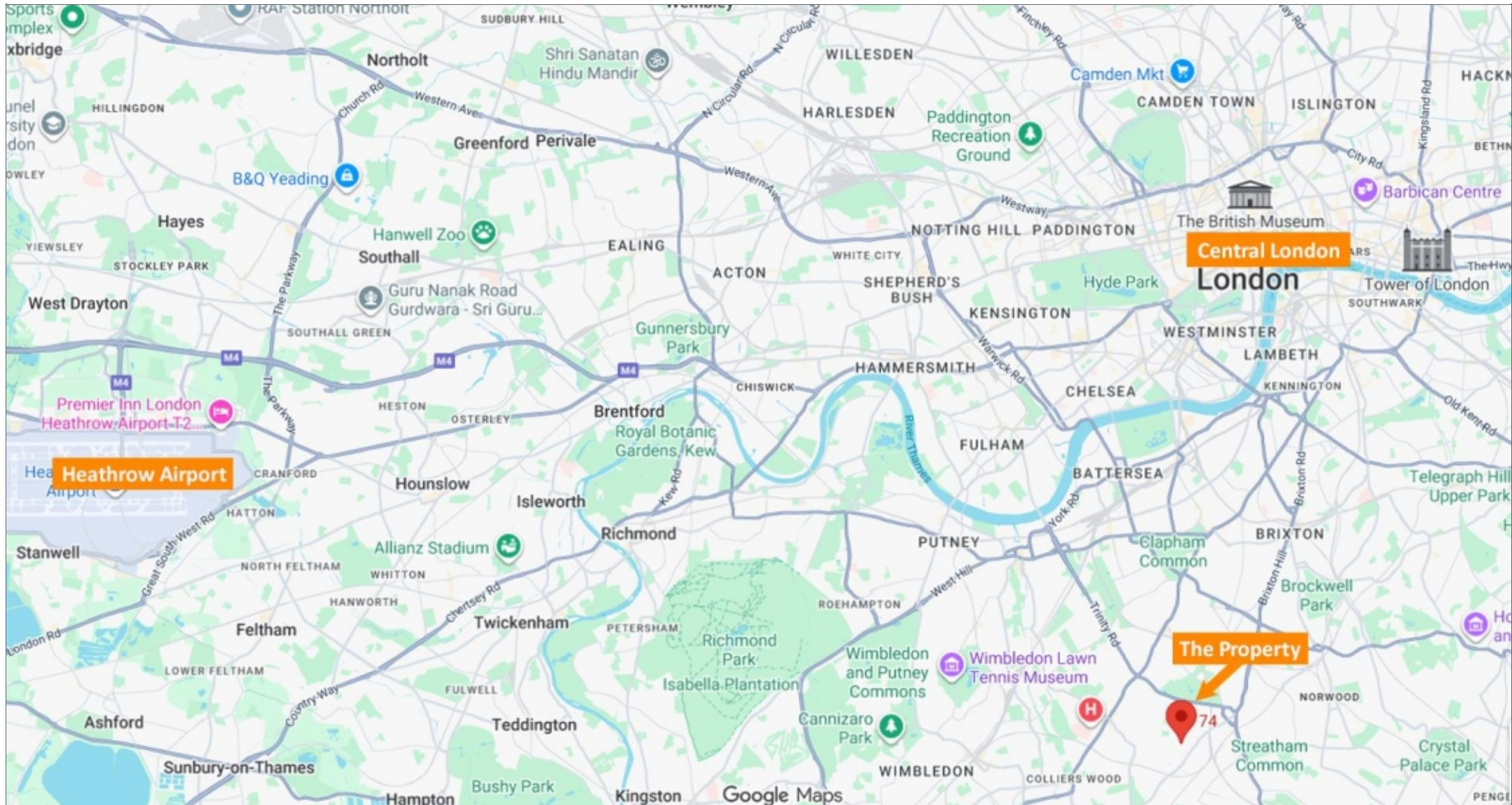
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Contacts

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