



195B Balham High Road, London

Fully refurbished shop to let

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

195B Balham High Road, London, SW12 9BE

£25,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Balham High Road between the centre of Balham and Tooting Bec in a prominent and highly visible position. Balham High Road is the main link road between Balham and Tooting and is a busy thoroughfare and bus route. The property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by nearby bus stops, the proximity of the unit to a Co-Op convenience store and nearby pedestrian crossings. The surrounding area is a densely populated residential catchment which is relatively affluent and which the unit is able to service. In addition to the Co-Op, the property shares the vicinity with mainly good quality independent traders and the property is considered suitable for a variety of uses..

DESCRIPTION: - The property comprises a ground floor lock-up shop previously used as a launderette but now fully refurbished and ready to be fitted out by an incoming tenant. The property has solid floors, a suspended ceiling, modern aluminum shopfront and rear pedestrian access. The unit has been fully

plastered internally and repainted throughout.

ACCOMMODATION:

Gross frontage	5.5m
Internal width	5.4m narrowing to 4.4m after 1.6m and widening again towards the rear
Shop depth	11.69m
Sales area	54.6m ² (587ft ²) approx.
Rear store	6.1m ² (65ft ²) approx.
Internal WCs	
Small access area to the rear	

USE/PLANNING: - We understand the property falls within Class E of the current Town and Country (Use Classes) Order and is now considered to be suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE: - An initial rent of £25,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £15,750. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 59 within band C.

VAT: - VAT may be chargeable on rent and other outgoing. Enquiries should be made of the agents in this regard.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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