



330 Balham High Road, SW17 7AA

Highly prominent shop to let with A2 use and available under a new lease

020 8681 2000

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specialist advice on all property matters

330 Balham High Road, London, SW17 7AA

£25,000 Per Annum Exclusive

LOCATION: - The property is situated fronting Balham High Road just a short distance from its junction with Trinity Road and Tooting Bec Road and a few moments' walk from Tooting Bec underground station. Balham High Road is a busy link between Tooting and Clapham and the property benefits from vast quantities of passing vehicular traffic including bus routes. The property shares the vicinity with a mixture of specialist trades and multiples and there is a nearby Halfords Autocentre. The property is set behind a deep pavement and is considered highly visible to passing traffic.

DESCRIPTION: - The property comprises a ground floor lock-up premises, most recently used as an estate agent's office. The property has fully glazed shopfront and is well modernised internally, including spotlighting and high ceilings. There is trapdoor access into a restricted height basement, a small kitchenette and male and female WCs. The property is considered suitable for a variety of trades and is well positioned to take advantage of the foot flow generated by the nearby tube station.

ACCOMMODATION:

Gross frontage 5.5m
Internal width 5.25m
Shop depth 16m
Sales area 84m² (905ft²) approx.
Kitchenette
Internal WCs

Reduced height basement
(trapdoor access only) 29.15m² (315ft²) approx.

USE/PLANNING: - The property currently falls within Class A2 (Retail / Office) of the current Use Classes Order and is considered suitable for a wide variety of trades

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 £15,000. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned but the previous rating was 91 within Band D. This rating will be updated upon receipt.

VAT: - we are advised by the landlord that the property is elected to VAT and VAT will therefore be chargeable on all rents

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

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Viewings by prior arrangement - call our team for more information

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