



128 Battersea Park Road, London, SW11 4LY

Air-conditioned shop-fronted former dental surgery to let.

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128 Battersea Park Road, London, SW11 4LY

Rent: £22,000 Twenty-two thousand five hundred pounds) per annum exclusive

LOCATION: - The property is situated fronting Battersea Park Road, between Battersea Bridge Road and Queenstown Road in a popular part of Southwest London. Battersea Park Road is a busy thoroughfare bus route and link road, and the property benefits from considerable passing vehicular traffic which is particularly heavy during the rush hour periods. The property shares the locality with specialist and local trades. There are short-term parking bays directly in front of the property's parade and this encourages quick-stop trade to the locality. These parking bays provide one hour of free car parking. The nearby side roads provide longer term parking on a pay and display basis. The surrounding area is an extremely densely populated residential catchment which the locality is able to service. The property is a short walk from the open spaces of Battersea Park and Queenstown Road Station is also accessible.

DESCRIPTION: - The property comprises a shop-fronted premises, used as a dental surgery for circa 60 years. The property is currently configured to provide a reception, waiting area, two surgery rooms each with ancillary space, and an accessible WC. The removal of internal partitions could create an alternative layout as required. The property has a fully glazed shopfront. The rearmost

surgery has natural light from roof-lights. The property has air conditioning and central heating (not tested). The property is considered suitable for a wide variety of uses, including retail, office, medical and quasi-medical, etc.

ACCOMMODATION: -

Gross frontage	4.1m
Internal width	3.62m narrowing to 3.41m after 0.95m and widening to 3.798m after a further 2m, widening further to 4.74m after a further 3.67m.
Front sales area depth	8.08m
Front sales area	(currently partitioned to form the reception, surgery 1 and waiting area.
	35.93m ² (387ft ² approx.)
Ancillary area 1	6.33m ² (68ft ² approx.)
Rear former surgery	
Room 2	13.89m ² (150ft ² approx.)
Rear ancillary area 2	9.61m ² (103ft ² approx.)
Store	2.38m ² (26ft ² approx.)
Accessible WC	
Total	68.14m ² (735ft ² approx.)

TENURE: - The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes) Order and was most recently used as a dental surgery.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT/PRICE: - An initial rent of £22,000 (Twenty two thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a rateable value of £11,750. Interested parties should make enquiries of the rating authority in respect of any available transitional reliefs.

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

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Viewings by prior arrangement - call our team for more information.

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EPC RATING: - The property has an EPC rating of 74 within band C.

VAT: - We understand the property is not elected to VAT.

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

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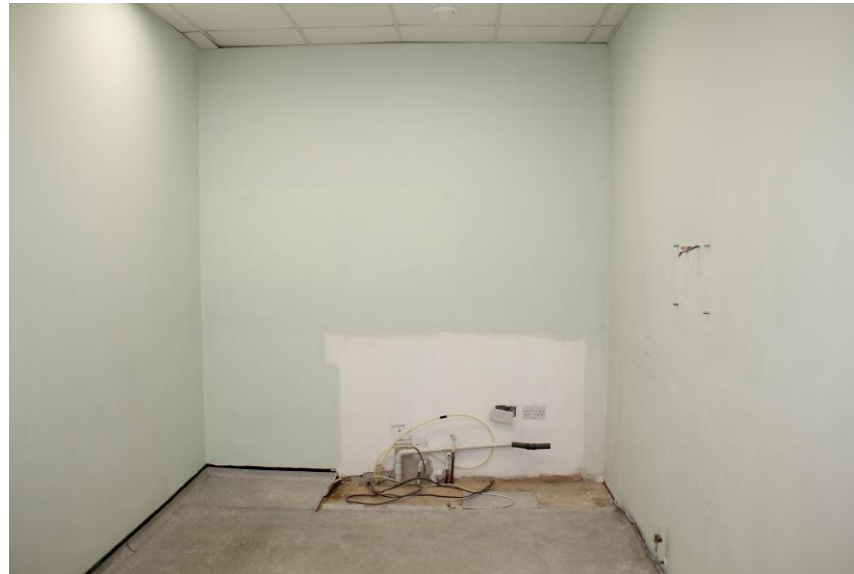
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