



4 Lavender Hill, Battersea, London, SW11 5RW

Well positioned lock-up shop to let
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£16,500 per annum exclusive is sought Leasehold

LOCATION: - The property is situated fronting Lavender Hill, close to the junction with Queenstown Road. Lavender Hill is a major thoroughfare linking Battersea through with Vauxhall and beyond to Central London and the property benefits from considerable passing vehicular traffic which stops at the lights very close to the entrance of the shop. There is a fair amount of pedestrian flow generated by nearby retail traders, businesses and multiple operators in the area including Sainsbury's Local and Café Nero opposite. The shop will also benefit from this densely populated residential area.

DESCRIPTION: - The property comprises a small refurbished retail unit. It is accessed via full height glass frontage with double central entrance doors. The shop was previously used as a hairdressers falling in the Class A1 Retail and suitable for a number of retail trades.

ACCOMMODATION: -

Net Frontage 5.42m (17'7)
Overall Shop Depth 5.2m (17')
Sales Area 29.6m² (318.6ft²)
This includes a small WC + Storeroom

USE/PLANNING: - We understand the property currently falls within Class A1 (General Retail) of the current Town & Country (Use Classes) Order and is considered suitable for a variety of retail trades. Prospective purchasers/tenants are advised to make their own enquiries of the Local Planning Authority concerning existing or potential change of use prior to offer.

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

RENT/PRICE: - The initial rent of £16,500 (Sixteen thousand and five hundred pounds) per annum exclusive is sought.

LEGAL COSTS: - In going tenant will be responsible for the landlords legal costs capped at £750 + V.A.T.

EPC RATING: - A new EPC has been commissioned and will be added once received.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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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