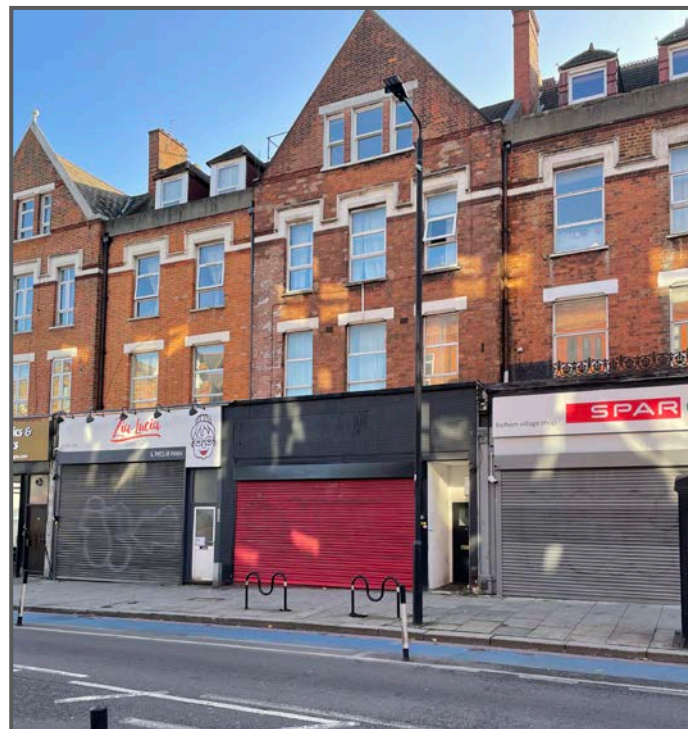




# PRIME UNIT TO LET IN BALHAM

**67 BALHAM HIGH ROAD, LONDON,  
SW12 9AP**



## Location:

The subject property occupies a prominent position in the prime shopping area of Balham.

Nearby multi-national occupiers include Greggs, EE, Sainsburys, TK Maxx, Superdrug, Caffè Nero and Boots, amongst many others.

Balham station (Northern Line & National Rail services) is located a very short walk away from the subject property.

## Accommodation:

The unit is arranged over ground floor and basement only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,574 sq. ft. (146.23 m<sup>2</sup>)</b>
<b>Basement:</b>	<b>698 sq. ft. (64.85 m<sup>2</sup>)</b>

## Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to plan

## Rent:

£65,000 per annum exclusive.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

**Ryan Mylroie**  
[ryan@jenkinslaw.co.uk](mailto:ryan@jenkinslaw.co.uk)

**Paul Jenkins**  
[paul@jenkinslaw.co.uk](mailto:paul@jenkinslaw.co.uk)

