

BELLS

CHARTERED SURVEYORS

10 STATION PARADE, BALHAM HIGH ROAD

LONDON SW12 9AZ

GROUND FLOOR CLASS E UNIT WITH LARGE BASEMENT STORAGE SPACE

TO LET ON NEW LEASE

Rent £25,000 per annum



LOCATION:

The property is situated on Balham High Road A24 on the corner of Ravenstone Street and 150m from Balham mainline and northern line underground station. It has a prominent frontage to the main road and there is a high footfall to and from the station and town centre. Surrounding occupiers include Gails Bakery, Healthchem Pharmacy, Travelodge and many independent retailers and restaurants/coffee shops. The surrounding area has become a highly sought after residential area and provides a good customer base.

www.bellsurveyors.co.uk

GOLDING HOUSE 134-138 PLOUGH ROAD CLAPHAM JUNCTION LONDON SW11 2AA
TEL 020 7228 4405

DESCRIPTION:

The property is a self-contained ground floor corner shop unit with display window to the front and side and double entrance doors in the middle. The shop could be used for retail, office, health and fitness and beauty salon subject to relevant consents. There is a WC cloakroom to the rear ground floor. There is a large basement area with good headroom providing storage space. Please note the basement area has structural columns and therefore is not open plan.

Ground floor

Main frontage	15ft	4.6m
Return frontage	6ft	1.8m
Ground floor	315ft ²	29.3m ²
Basement	470ft ²	43.6m ²
(basement area has structural columns)		

TENURE:

A new lease for a term to be agreed

RENT:

£25,000 p.a. exclusive

BUSINESS RATES:

The Rateable Value is currently under assessment.



