

RETAIL & LEISURE COMMERCIAL TO LET

57 – 59 Balham Hill,
Balham,
London,
SW12 9DR

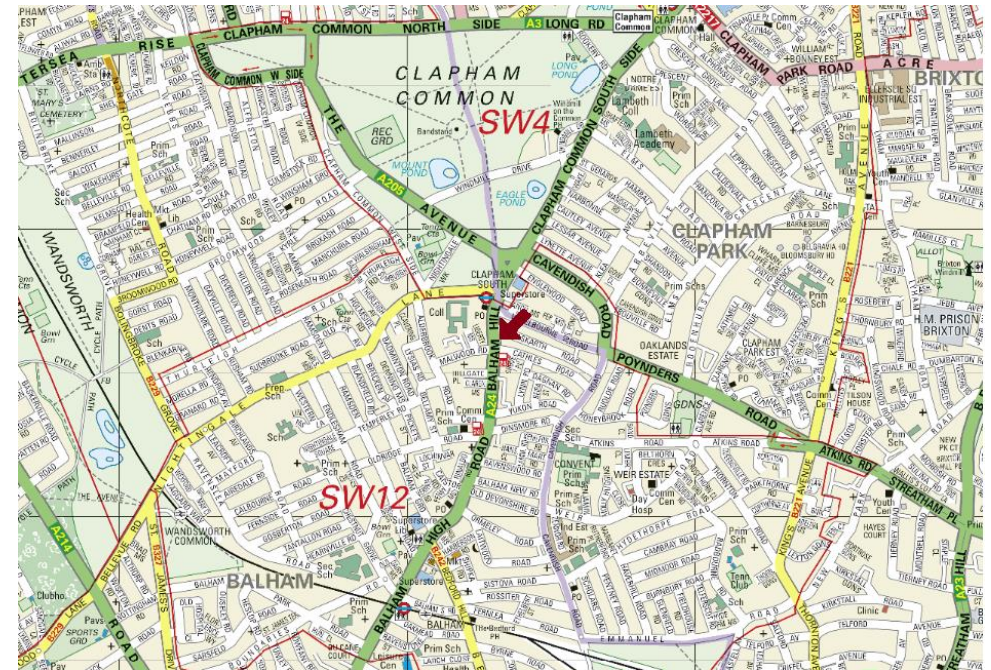
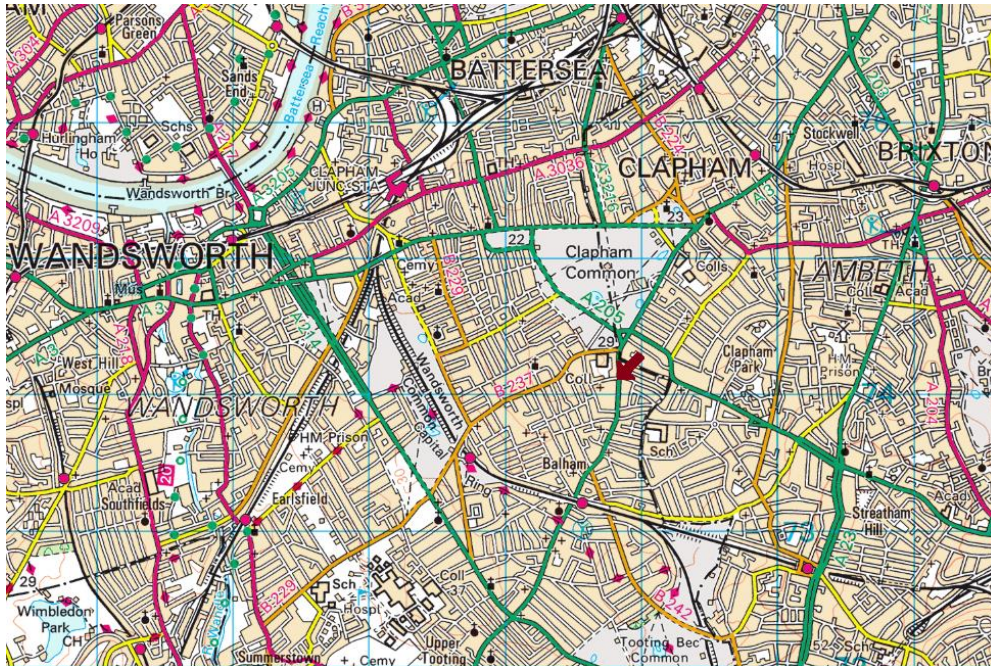


Location

The subject property occupies a prominent position close to the entrance to Clapham South Underground on Balham Hill, immediately adjacent to Brick & Liquor and Marsh & Parsons. Positioned close to the unit is Clapham South Station (0.1 miles) which offers access to the Northern line. Balham Hill also allows access to various bus routes: Elephant & Castle, Brixton, Tooting and Croydon.

Description

The subject property consists of ground floor and basement only in a shell condition. Other nearby occupiers include, M&S Simply Food, Majestic, Sainsbury's, Costa, Tesco, The Avalon and Burger King.



Accommodation

The premises benefits from the following approximate (NIA) floor areas:

Ground Floor Sales*	101 sq m	1,084 sq ft
Basement ancillary	59 sq m	638 sq ft
TOTAL	160 sq m	1,722 sq ft

**Potential to extend ground floor to approximately 1,500 sq ft and potential to reconfigure the basement. Further information available on request.*

Terms

A new full repairing and insuring lease for a term to be agreed by negotiation.

Rent

On application.

Planning

Sui Generis (Betting Shop) or D2 (Leisure) commercial unit, in accordance with the Town and Country Planning Act 1987 (As amended). Other use classes considered subject to planning.

VAT

TBC

EPC

Available on request.

Business Rates

We are advised that the correct rateable value is £51,500, tenants are strongly advised to contact the Local Authority (London Borough of Wandsworth) for the appropriate business rates.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate

If you would like to make enquiries or wish to inspect, please contact Joint Sole agents KFH Commercial or Robinson Webster:

William Holmes

DD: 020 8739 2071

E-mail: wholmes@kfh.co.uk

Hector Nelson

DD: 020 8739 2089

Email: hnelson@kfh.co.uk

Liam Jones

DD: 02071909804

Email: liam@robinsonwebster.co.uk

Joe Martin

DD: 02071909805

Email: liam@robinsonwebster.co.uk

Kinleigh Folkard and Hayward

KFH House

5 Compton Road

London SW19 7QA

Web: www.kfh.co.uk/commercial-property

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Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **April 2019**