



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS

SW12

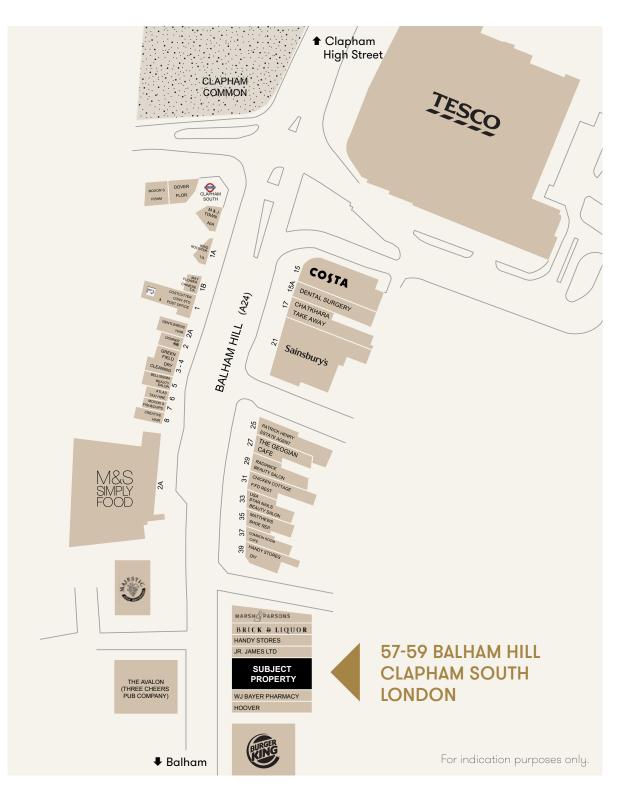
57-59 BALHAM HILL CLAPHAM SOUTH LONDON





ADJACENT TO NEW **BRICK & LIQUOR**A1/A2/A3 (D1 - D2 USE SUBJECT TO PLANNING)





## 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**. Other nearby occupiers include, **M&S Simply Food**, **Majestic**, **Sainsbury's**, **Costa**, **Tesco**, **The Avalon** and **Burger King**.

## **ACCOMMODATION**

Ground Floor Sales 1,820 sq ft (169 sq m)

Basement ancillary 764 sq ft (71 sq m)

Total 2,584 sq ft (240 sq m)

# RENT

On application.

## **SPECIFICATION**

The unit will be handed over in a shell and core condition.

Further information is available on request.

## **TENURE**

The unit is available by way of an effectively full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

## **RATES**

Rateable value: £51,500 p.a Rates Payable 17/18: £24,669 p.a

Interested parties are advised to make their own enquiries through Wandsworth Council – telephone - 020 8871 6000.

#### TIMING

This unit will be available by Q1 2018.

## **FURTHER INFORMATION**

For further information or to arrange a viewing, please contact the sole agents:



## Dan Johnson

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# Joe Martin

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# Adam Robinson

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