

To Let

**New Development with Retail Space at Beaumont Road,
Southfields, London, SW19 6RY - Delivery Q1 2020**

For further information
please contact

David Hooper
E: david.hooper@avisonyoung.com
T: 0207 911 2950

Alex Burke
E: alex.burke@avisonyoung.com
T: 0207 911 2124



Location

The subject property is situated in Southfields, an affluent district within the London Borough of Wandsworth, 5.6 miles south-west of Charing Cross.

Beaumont Road is predominately a residential area, with the premises sitting between Stapleford Close and Keevil Drive. Whilst short of retail facilities, nearby footfall drivers include the Ronald Ross and Greenmead Primary Schools and the 'Open Door' community Centre.

The subject site is in close proximity to all three of these facilities. Beaumont Road is 0.2 miles south of the A3 trunk road which connects London with Portsmouth. Southfields tube station, which lies on the District Line is 0.5 miles southeast from the subject property.

The units are due to be delivered in Q1 2020.

Tenure

Leasehold

Description

The subject premises are arranged over ground floor only providing two separate retail units (Units A & B).

It should be noted that Unit A is currently under offer to a convenience food operator, leaving Unit B still available which comprises the following approximate net internal floor areas:

Ground floor sales:	181.90 sq m	1958 sq ft
Bin Store/Storage:	20.72 sq m	223 sq ft
Total	202.62 sq m	2,181 sq ft

Quoting Rent

Unit A: Under offer
Unit B: £52,000 pax

Lease

Available by way of a new FRI lease for a term to be negotiated.

Business rates

To be assessed

Planning

A1, A2, A3, A4 — Further detail on request.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

To be assessed

VAT

VAT if applicable will be charged at the standard rate.

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 65 Gresham Street, London EC2V 7NO
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