

TWO BASEMENT ROOMS SUITABLE FOR TREATMENT

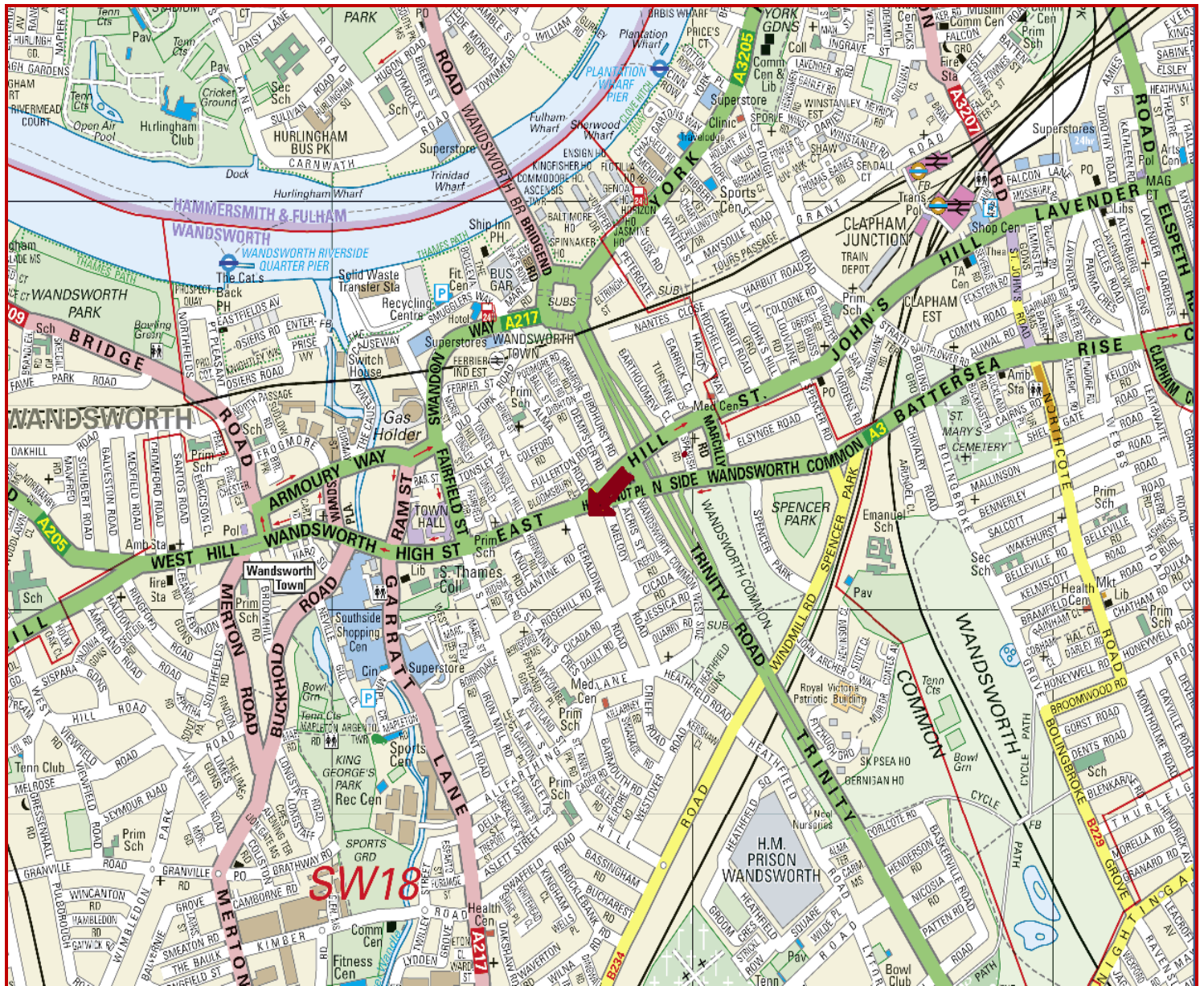
**61 EAST HILL
LONDON
SW18 2QE**



Location	The property is situated on the south side of East Hill (A3) close to its junction with Geraldine Road. The premises are 0.3 miles from Wandsworth Town (South West Trains) Rail Station.
Description	The property comprises two rooms in the basement of a Hair & Beauty Salon. The premises have recently been refurbished. There is shared use of the bathroom and corridor areas.
Accommodation	<p>The property benefits from the following approximate floor areas and dimensions:</p> <p>Room 1: 8.05 sq m (87 sq ft), sink</p> <p>Room 2: 7.00 sq m (75 sq ft), plus storage</p>
<u>TERMS</u>	
Tenure:	Available to let on a new lease/licence for a term to be agreed by negotiation.
Rent:	<p>Room 1: £150 per week,</p> <p>Room 2: £130 per week – rents inclusive of bills and rates.</p> <p>Both rooms can be rented at £250 per week.</p>
EPC:	Awaiting EPC
Legal Costs:	Each party to pay their own legal costs
Viewing:	Strictly by appointment via agents Kinleigh Folkard and Hayward.

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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.



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Energy Performance Certificate

Non-Domestic Building



61, East Hill
LONDON
SW18 2QE

Certificate Reference Number:
0090-0838-3409-9090-8092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 86 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	60
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	149.95
Primary energy use (kWh/m ² per year):	886.99

Benchmarks

Buildings similar to this one could have ratings as follows:

37	If newly built
108	If typical of the existing stock