

GVA



To Let D1 Use

The Surgery
78 Granville Road
London SW18 5SG



For further information or an appointment to view please contact:

Tamara Sokolova

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gva.co.uk

Description

The property is located on Granville Road, in a predominantly residential neighbourhood, less than a mile to the south-east of the Royal Hospital for Neuro-disability on the A3 and less than a mile to the south-west of Southside Shopping Centre. The property is a 10 minute walk from Southfields London Underground Station (District Line) and the A3 provides excellent road links to central London and the M25.

Accommodation

The subject property comprises the ground floor of a two storey converted semi-detached Victorian house, with three large rooms, a kitchen, store room and a single disabled WC.

Approximate areas are as follows:

	Sq Ft	Sq M
Ground GIA	813	75.5
Total	813	75.5

Use

Previously used as a Doctors Surgery this property is likely to be suitable for continued use as a medical practice or a clinic. The property is not suitable for use as a nursery or childcare facility.

Rent

In the region of £25,000 per annum.

Lease

A new lease is being offered for a term of up to 10 years, subject to a 5th year upward only rent review. The new lease will be contracted outside of sections 24-28 of the Landlord and Tenant Act 1954.

Rent Deposit

A six month rent deposit will be required.

Service Charge

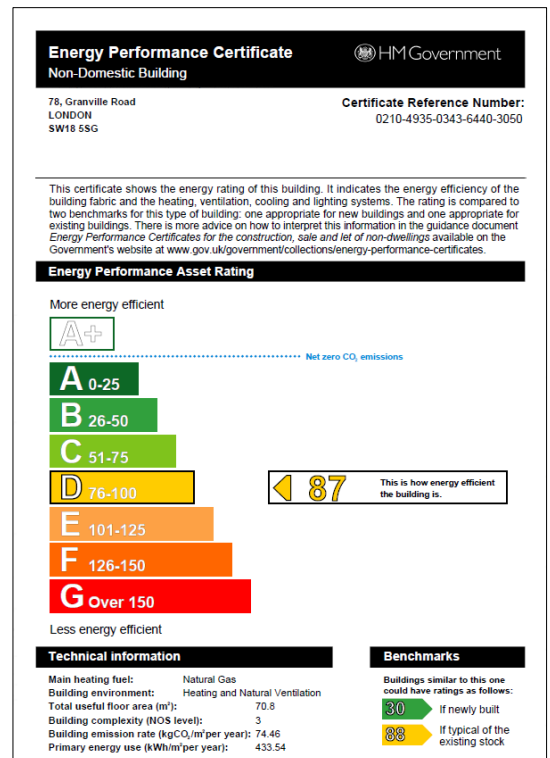
TBC

Business Rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

The EPC is rated D.



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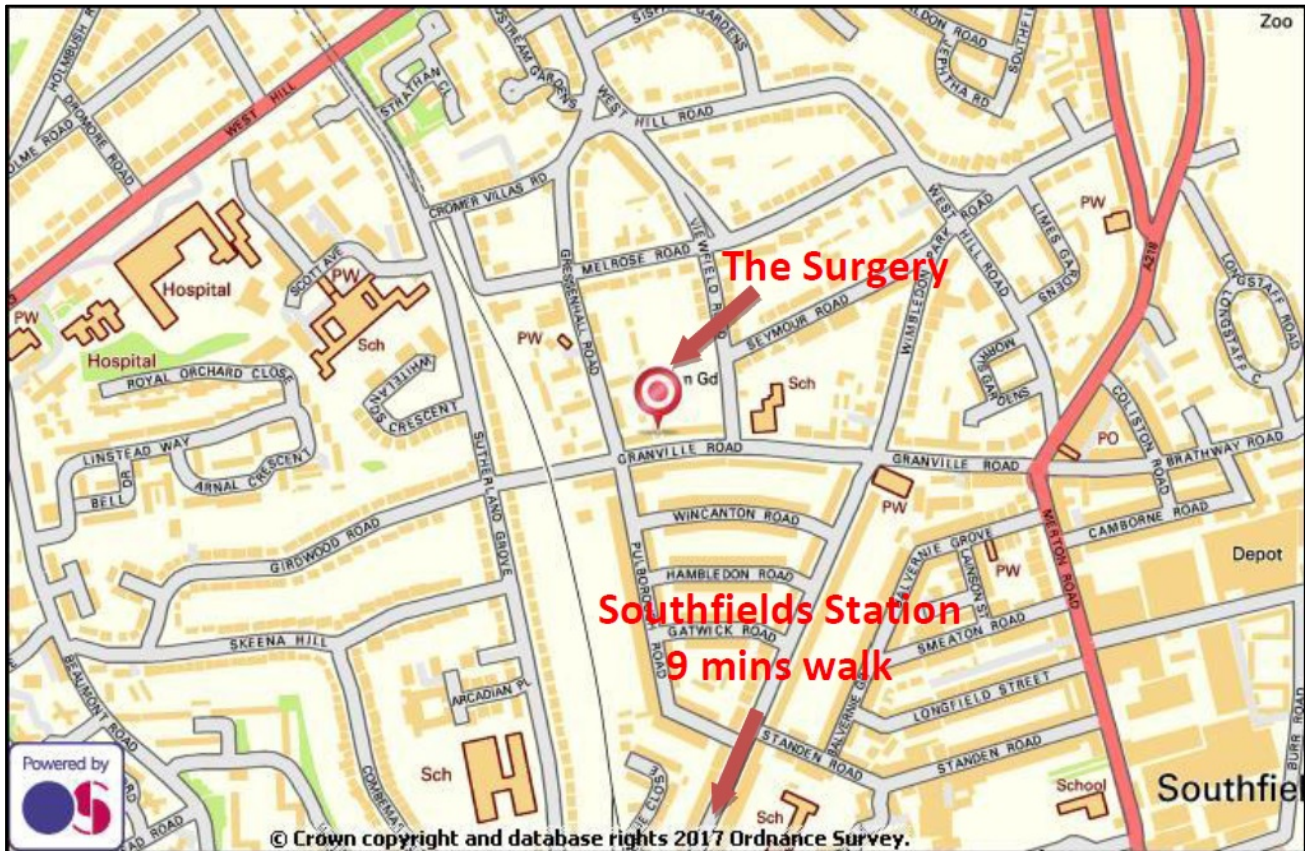
Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Location



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