

Prominent Balham Restaurant To Let

65 Balham High Road
SW12 9AP

Property at a glance:

1,302 ft² ground and basement

To Let: £60,000 p.a.x.

A3 planning consent

Excellent transport links

Good footfall



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Location: The property is located in a prime retailing position with high footfall on Balham High Road close to the junction to Ormeley Road. The property benefits from excellent transport links 0.2 miles from Balham tube and train stations and 0.5 miles from Clapham South tube station. Numerous bus routes also serve the property. Balham High Road has a good mix of local and national operators with tenants in the immediate vicinity including Waitrose, Nando's, Milk, Arlo's and Franco Manca.

Description: The A3 property is currently undergoing works to dig out the basement to provide ceiling heights of c.3m. A light well is being installed to the rear of the commercial unit to provide natural light.

The unit will be finished to shell and core condition with capped services, ready for handover in Q3 2020.

Rent: £60,000 per annum exclusive.

Terms: Available on a new FRI lease for a term to be agreed.

Planning: The property benefits from A3 (restaurant) planning consent.

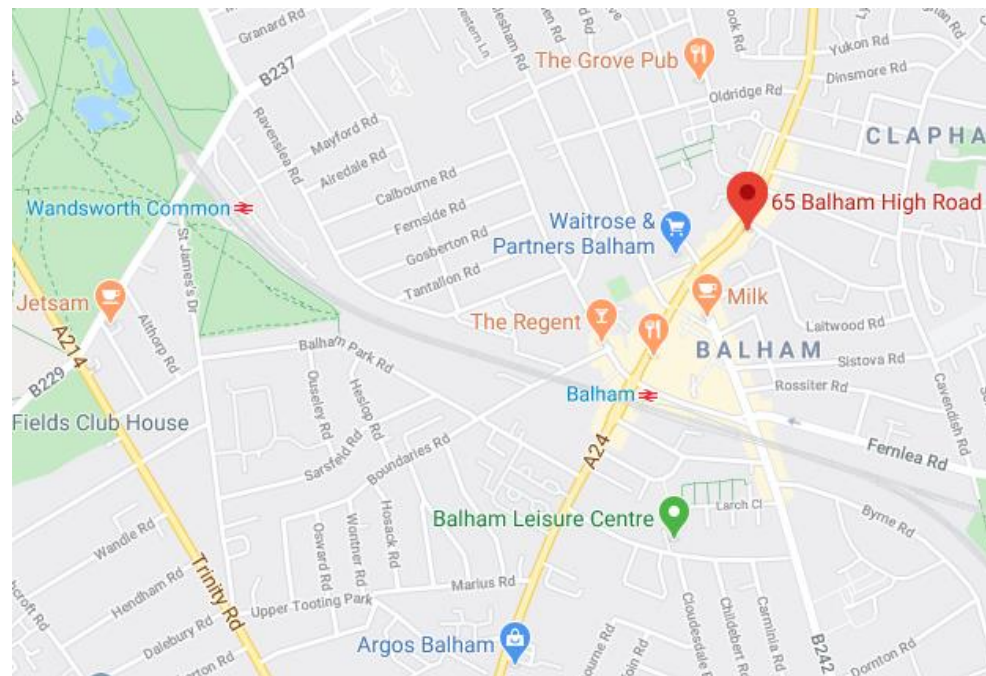
Business Rates: TBC

Interested parties are advised to make their own enquiries with Wandsworth Borough Council.

EPC Rating: An EPC will be commissioned on completion of the works.

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

Viewing: For further information and viewings, please contact Mike or Ashley at Randell Commercial on 020 7135 2033.



Measurements:

Ground Floor	581 ft ²	54 m ²
Basement	721 ft ²	67 m ²
Total	1,302 ft²	121 m²

Floor Plans: Available upon request.

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