



14 Hildreth Street, Balham, London, SW12 9RQ

Location

The premises are located on Hildreth Street between Balham High Road and Bedford Hill, close to Balham Station and the popular Hildreth Street Market. The area benefits from a large residential catchment and there are a number of independent and corporate operators in the vicinity. Local operators include Milk, Lost and Found Bar, Foxlow, Hache, Megan’s on the Hill and Pizza Express. For a better understanding of the location please review [Google Street View](#)

Description

The premises occupy an attractive single-fronted shop and benefit from outside seating. The ground floor comprises an open plan kitchen, bar servery, WC’s and customer seating. The basement consists of a prep kitchen, cold room, storage and staff room. We understand the approximate Gross Internal Area to be:

Ground Floor	53 sq m	570 sq ft
Basement	42 sq m	452 sq ft
Total	95 sq m	1,023 sq ft

Tenure

The premises are held on terms of 20 years from February 2018 at a passing rent of £36,000 pa, subject to 5 yearly rent reviews, inside the Landlord & Tenant Act 1954.

Premium

Premium offers are invited for the benefit of the leasehold interest, premises licence and fixtures and fittings in situ.

Planning and Licensing

The premises benefit from A3 (restaurant) use. The premises license allows for the sale of alcohol with food from Monday to Sunday at 11am to 11pm.

Further Details

An EPC has been commissioned and can be arranged request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

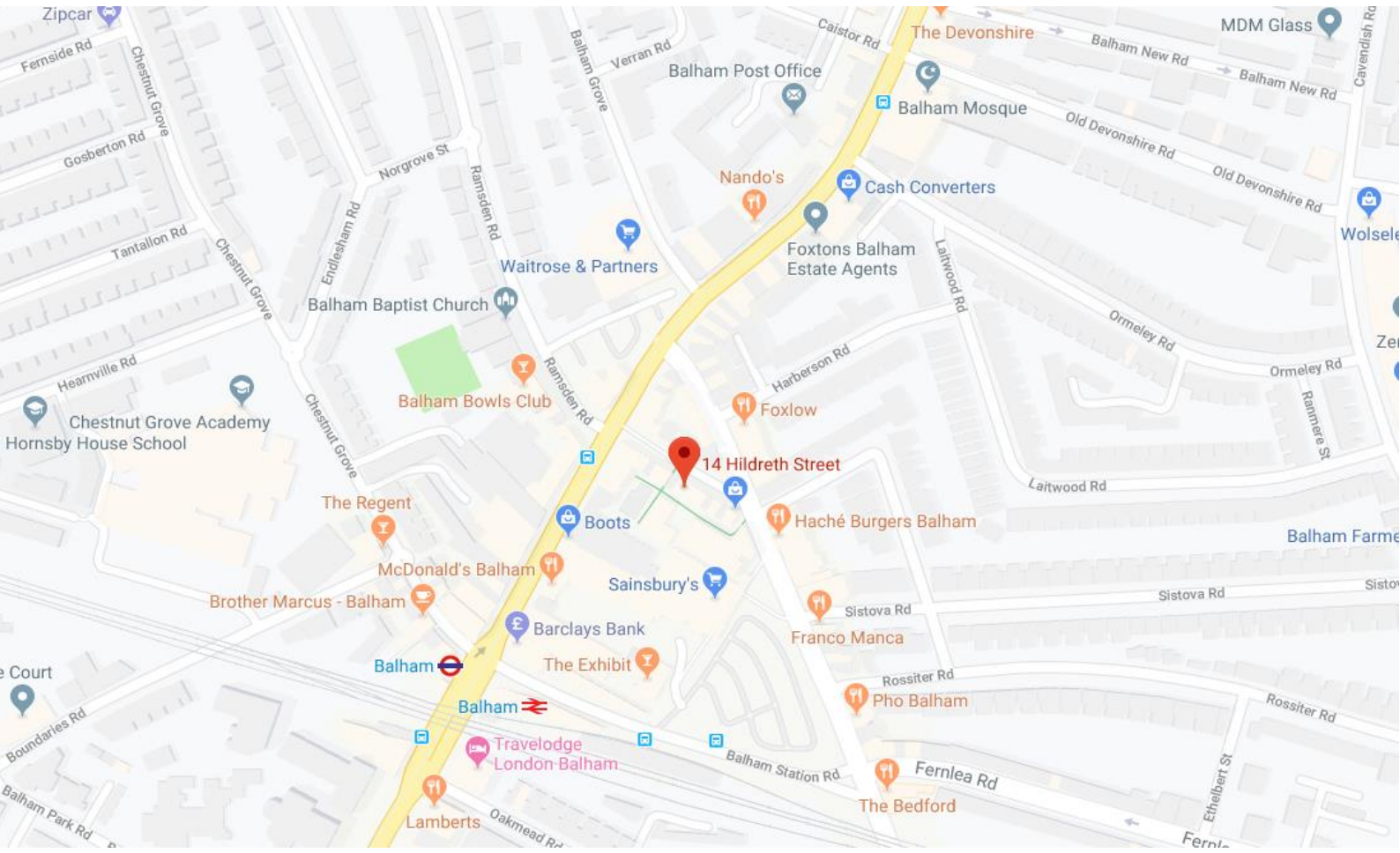
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