

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
TEL 020 8766 0123 * FAX 020 8761 4472

WELL POSITIONED **LOCK UP SHOP AND STORE** **TO LET**

LOCATED FRONTING LAVENDER HILL IN BATTERSEA CLOSE TO ITS JUNCTION WITH QUEENSTOWN ROAD AND IN A PROMINENT BUT SECONDARY POSITION.

6 LAVENDER HILL **BATTERSEA SW11 5QW**

LOCATION

The property is situated fronting Lavender Hill, close to the junction with Queenstown Road. Lavender Hill is a major thoroughfare linking Battersea through with Vauxhall and beyond central London and the property benefits from considerable passing vehicular traffic much of which stops at the nearby traffic lights enhancing the impact of the frontage. There is a fair amount of pedestrian flow generated by nearby retailers and other businesses and there is a nearby Sainsbury's Local which we understand is relatively busy. To the rear of the property there are short term parking bays and some loading bays nearby.

DESCRIPTION

The property comprises a ground floor lock up shop most recently used as a beauty therapists and hairdressers. The property has an open frontage, central doors, slightly split level arrangement internally and rear office/staff room/storage. There is a rear fire exit and a WC and wash-hand basin provision at first floor level.

ACCOMMODATION

Gross Frontage	20' (6.09m)
Internal Width	19'4 (5.91m)
Shop Depth	26'2 (7.98m ²)
Sales Area	505 ft ² approximately (46.0m ²)
Office (no natural light)	45 ft ² approximately (4.18m ²)
Staff Room/Kitchenette	50 ft ² approximately (4.64m ²)
First Floor WC	

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease, the length of which is to be negotiated, on full repairing and insuring terms.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the Current Town and Country (Use Classes) Order, and would suit a variety of trades but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£16,750 (sixteen thousand seven hundred and fifty pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT