

Hooper

NAYLOR FRIEND

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LARGE SHOP TO LET

LOCATED IN A PROMINENT SECONDARY POSITION IN THE CENTRE OF BALHAM AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

67 BALHAM HIGH ROAD, LONDON, SW12 9AP

LOCATION

The property is situated fronting Balham High Road to the north of the very centre of Balham within a good secondary position. The property shares the vicinity with a mixture of local and multiple occupiers including Blockbuster Video, Foxtons Estate Agents and is opposite a main post office. There are short-term parking and loading bays located both on Balham High Road and in side roads which both encourage quick stop trade and enable loading to take place. The surrounding area is a densely populated and relatively affluent south London suburb and the property is considered suitable for a variety of trades.



DESCRIPTION

The property comprises a ground floor lock up shop with basement storage beneath currently used for DIY and home-wares purposes. The property has internal access to a useful storage basement and there is a rear door access onto an alleyway to the rear. To the very rear, the property has a steel frame mezzanine at the rear which provides additional storage, although this reduces the shop height internally.

ACCOMMODATION

Gross Frontage	5.48m (18')
Internal Width	5.48m (18') widening to 6.40m (21') after 6.18m (20'3)
Maximum Shop Depth	24.38m (80')
Sales Area	147.24m² (1585 ft²) (approx)
Basement	64.10m² (690 ft²) (approx)
Mezzanine Storage	43.19m² (465 ft²) (approx)
Basement 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 on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the Current Town and Country (Use Classes) Order, but the landlord would be prepared to entertain any use which the planners may grant, 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 **£60,000 (sixty thousand 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

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.