

Hooper

NAYLOR FRIEND

**CORNER POSITION**  
**GOOD SIZED SHOP, MEWS**  
**WORKSHOP AND FLAT**  
**TO LET**

LOCATED IN A POPULAR LOCAL PARADE IN BALHAM AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**269 CAVENDISH ROAD, BALHAM,**  
**SW12 0BT**

**LOCATION**

The property is situated with a good frontage to Cavendish Road and return frontage to Hydethorpe Road in a very popular local parade housing a mixture of trades servicing the local population. Cavendish Road is somewhat of a cut-through between the South Circular Road and the centre of Balham. The property has an amount of passing vehicular traffic and a reasonable amount of pedestrian flow generated by the densely populated surrounding area, nearby pedestrian crossings and proximity to local schools etc. Balham is a reasonably affluent south London suburban area and the property would suit a variety of trades which can service the local population.



## **DESCRIPTION**

The property comprises a corner position shop with rear two storey mews type workshop and a self-contained flat above. The property, which was most recently used as a "Threshers" off-licence, has a good overall frontage and return frontage with the main frontage secured with a remote controlled electric security shutter. Internally, the property is slightly irregular in shape and provides good overall sales accommodation with a further additional store and internal access to the additional mews accommodation. The upper parts are self-contained from the flank and are, we understand, currently let under an assured shorthold tenancy agreement.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>6.27m</b>	<b>20'6</b>
<b>Return Frontage</b>	<b>3.65m</b>	<b>12'</b>
<b>Internal Width</b>	<b>6.27m</b>	<b>20'6 widening to 7.01m (23') after 20'9 and narrowing for a further 4.20m (13'8) and narrowing thereafter to 4.48m (14'7)</b>
<b>Maximum Shop Depth</b>	<b>16.48m</b>	<b>(54'10)</b>
<b>Sales Area</b>	<b>96.15m<sup>2</sup></b>	<b>1,035 ft<sup>2</sup> (approx)</b>
<b>Store/Potential Additional Sales</b>	<b>23.68m<sup>2</sup></b>	<b>255 ft<sup>2</sup> (approx)</b>
<b>Two Storey Mews Building:</b>		
<b>Ground Floor</b>	<b>42.73m<sup>2</sup></b>	<b>460 ft<sup>2</sup> (approx)</b>
<b>First Floor</b>	<b>40.87m<sup>2</sup></b>	<b>440 ft<sup>2</sup> (approx)</b>
<b>Small Side Yard providing Rear Access</b>		
<b>Upper Part:</b>		
<b>Self-contained Flat (not inspected) believed to be a two bedroomed flat.</b>		

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential 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. It should be noted that the first floor is currently let under an assured shorthold tenancy where the lessee is now holding over at a rent of £865 per month.

## **USE/PLANNING**

We understand the property has mixed used falling within Class A1 (General Retail) on the ground floor of the current Town and Country (Use Classes) Order and with residential use on the upper floors. 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 **£25,000 (twenty five 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.