

Hooper

NAYLOR FRIEND

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SMALL WELL APPOINTED **SHOP FRONTED OFFICE** **TO LET**

LOCATED JUST OFF BALHAM HIGH ROAD AND PROVIDING A GOOD 2-3 PERSON OFFICE AVAILABLE UNDER A NEW LEASE

6 RAVENSWOOD ROAD,
BALHAM, SW12 9PJ

LOCATION

The property is situated just off Balham High Road and visible therefrom. Balham High Road is a busy link road between Tooting, Balham and on to Clapham and the property is visible to sound bound traffic on Balham High Road. The surrounding catchment is a relatively affluent and good quality residential area with an extensive shopping and service area nearby. Immediately outside the property is a short term parking bay providing 20 minutes stopping in an otherwise red routed area.



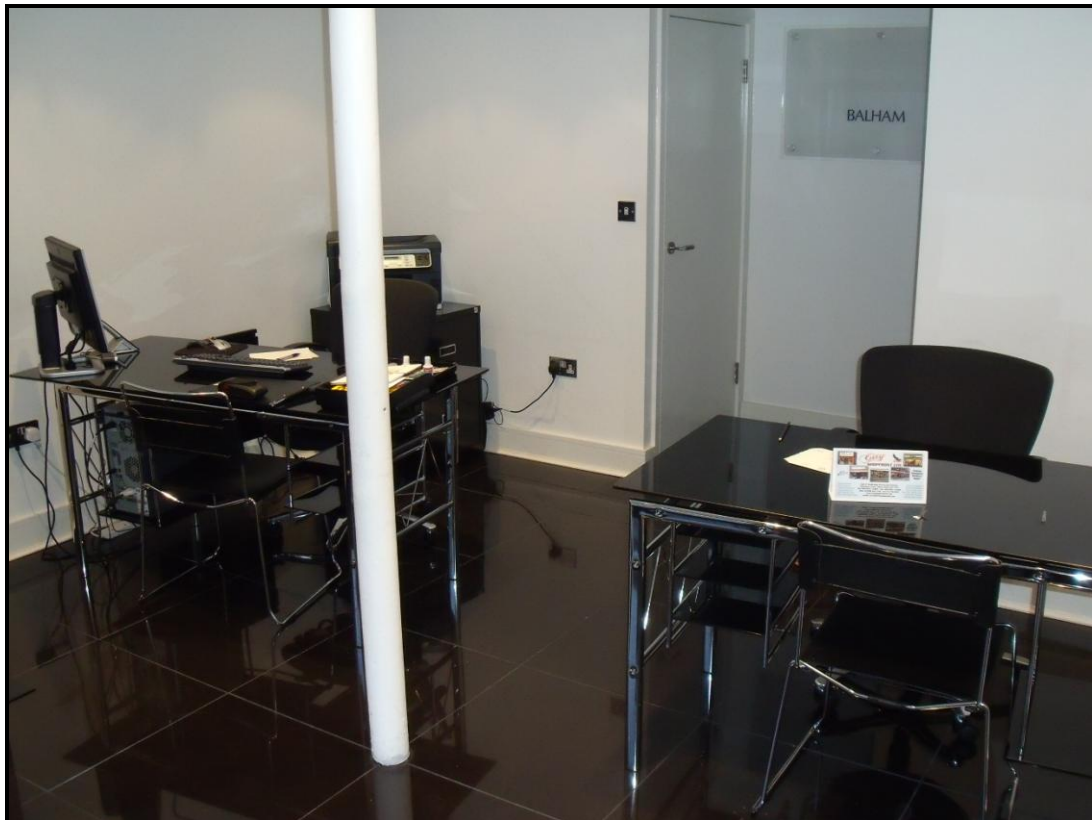
DESCRIPTION

The property comprises a ground floor shop fronted office most recently used by a lettings and management company. The property has a modern shop front secured with electric security shuttering, good quality tiled floors, suspended spotlight, electric heating and a well fitted small kitchenette. There is an internal WC and wash hand basin.

ACCOMMODATION

Gross Frontage	4.26m	14'
Internal Width	4.17m	13'7
Shop Depth	5.66m	18'6 maximum
Sales Area	20.43m²	220ft²(approx)
Kitchen Area		
Internal WC		

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.



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.

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 A2 (Retail/Office) of the current Town and Country (Use Classes) Order and would suit a variety of businesses but is particularly suited to office uses. 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 **£10,000 (ten 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