

Hooper

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# **SMALL LOCK UP** **SHOP FRONTED OFFICE** **TO LET**

LOCATED JUST OFF BALHAM HIGH ROAD AND OFFERING SECURE LOW COST ACCOMMODATION IN A POPULAR AREA

**6 RAVENSWOOD ROAD**  
**BALHAM SW12 9PJ**

## **LOCATION**

The property is situated with a frontage to Ravenswood Road, just off Balham High Road and slightly visible from the High Road itself. Ravenswood Road is a largely residential road with some pockets of commercial property. Balham is a highly popular South London suburban area with good transport links to surrounding areas and increasingly affluent residential catchment.



## **DESCRIPTION**

The property comprises a ground floor shop now refurbished with the benefit of retail/office use. The property has newly plastered walls and ceilings, newly installed WC and kitchenette, electric security shuttering and a new aluminium shop front. The property has newly screed floors and new wiring.

## **ACCOMMODATION**

Gross Frontage	4.57m	145
Internal Width	4.42m	14'6
Shop Depth	5.69m	18'8
Sales Area	25.08m <sup>2</sup>	270ft <sup>2</sup> (approx)
Kitchenette/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.

## **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 following a planning application. The property is suited to professional office use or alternatively specialist retail use. 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 **£9,000 (nine 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.