



8 Balham Hill, Balham, SW12 9EA

TO LET

Area: 1,826 FT² (170M²) | Initial Rent: £47,500 PA |



Location
Balham



Tube
Northern line



Parking
Forecourt



Availability
Immediate

LOCATION:

Positioned fronting Balham Hill, adjacent to Majestic Wine, the available commercial premises are situated in a popular residential and commercial location. The local area offers a range of local restaurants, bars and independent shops along with major retailers.

8 Balham Hill is a short walk from Balham underground (Northern Line) and rail station, with easy access to and from London Victoria, Sutton, Milton Keynes and Croydon. The available commercial premises is also within walking distance of Clapham South (Northern Line) located on the corner of Balham Hill and Nightingale Lane.

8 Balham Hill, Balham, SW12 9EA

DESCRIPTION:

The available commercial premises comprises an open-plan ground floor unit and is available and ready for immediate occupation.

Parking spaces available at the front of the unit.

The unit benefits from A1 planning consent and other uses to be considered subject to planning.

Floor plans available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	1,357	126
Mezzanine	469	44
TOTAL	1,826FT²	170M²

AMENITIES:



Frontage
Prominent



Use consent
A1 Retail



Kitchen
Private

TENURE:

A new full repairing and insuring lease for a term to be agreed.

INITIAL RENT PA: £47,500

VAT: Applicable

SERVICE CHARGE: Approx £1.25 psf incl insurance

RATES PAYABLE: Estimated at approx £10.00 psf.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

Chris Jago
Houston Lawrence
0207 801 9023
chris.jago@houstonlawrence.co.uk