



8 Balham Hill Balham SW12 9EA

Area: 3,580 FT² (333 M²)

Initial Rent: £105,000 PA



LOCATION
Balham



TUBE
Northern line



PARKING
Forecourt



AVAILABILITY
Immediate



FRONTAGE
Prominent



USE CONSENT
A1 Retail



KITCHEN
Private



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Continued →
→

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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.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	3,580	333
TOTAL	3,580	333

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.

TENURE:

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

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 responsible for their own legal costs.



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