Houston Lawrence





8 Balham Hill Balham SW12 9EA

Area: 3,580 FT² (333 M²) Initial Rent: £105,000 PA



LOCATION Balham



Northern line



PARKING Forecourt



AVAILABILITY Immediate



FRONTAGE Prominent



use consent A1 Retail



KITCHEN Private





Houston Lawrence





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.

| RATES PAYABLE: |
|----------------|
| |

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

Estimated at approx £10.00 psf.

VAT: EPC:

Applicable Available upon request

SERVICE CHARGE: LEGAL COSTS:

Appprox £1.25 psf inclinsurance

Each party responsible for their own legal costs.



CONTACT:

Chris Jago

0207 801 9023 chris.jago@houstonlawrence.co.uk

George Rowling

0207 801 9027 george.rowling@houstonlawrence.co.uk

www.houstonlawrence.co.uk info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH 0207 924 4476

10 Enterprise Way SW18 1FZ WIMBLEDON

0208 947 5050 11 Alexandra Road SW19 7JZ

MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that. These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.