



103 Balham Hill Balham SW12 9PD

PROMINENT COMMERCIAL UNIT FRONTING
BALHAM HILL | AVAILABLE NOW

Area: 4,491 FT² (417 M²)

Initial Rent: £92,750 PA



LOCATION
Balham Hill



FRONTAGE
Prominent



USE CONSENT
A1 / B1c / B8



AVAILABILITY
Immediately



PARKING
Forecourt



TUBE
Northern Line



TRAIN
Balham Station



SECURE YARD
Approx. 7,911 sq.ft.



3 PHASE POWER
On-site



AREA



103 Balham Hill Balham SW12 9PD

LOCATION:

Positioned fronting Balham Hill, the prominent commercial premises is situated in a popular residential and commercial location and benefits from a high volume of passing traffic, as well as high footfall.

103 Balham Hill is a short walk from Clapham South underground (Northern line) providing easy access into Central London. Balham underground (Northern line) and national rail station (providing access to and from London Victoria, Sutton, Milton Keynes and Croydon) is approx 10 minutes' walk from the property.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	2,583	240
First Floor	1,908	177
TOTAL	4,491	417

EXTERNAL AREA:

Building A	814	76
Building B	590	55
Building C	880	82
Rear Yard	7,911	735
Front Parking	1,734	161

DESCRIPTION:

The available commercial property comprises a two storey building fronting Balham Hill (A24). The front of the site is currently configured as a trade counter, office and storage area.

The building benefits from single storey covered storage and an open yard area to the rear along with forecourt parking at the front on the site.

The premises are held by way of an original lease from 10th December 1999 for a term of 25 years. There is a reversionary lease expiring on 31st October 2035 with reviews in 2024, 2029 and 2034.

TENURE:

Terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Estimated at £33,000 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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