



CLASS E UNIT TO LET IN BALHAM

**184 BALHAM HIGH ROAD, BALHAM,
LONDON, SW12 9BW**



Location:

The subject property occupies a prominent position in the prime retail and leisure area of Balham. The property is well connected with Balham station (Northern Line & National Rail) a short walk away. Balham is an affluent and vibrant suburb with an excellent leisure offering in addition to strong retail trade.

Nearby occupiers include Pret, Joe & The Juice, Boots, McDonalds, Holland & Barrett, Oliver Bonas, Superdrug, Tkmxx and Sainsburys amongst others.

Accommodation:

The unit is arranged over the Ground Floor and Basement and has the following approximate net internal areas:

| | |
|----------------------|--|
| Ground Floor: | 820 sq. ft. (76.18 m²) |
| Basement: | 792 sq. ft. (73.58 m²) |

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£95,000 per annum exclusive

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

