



Jenkins | Law
Commercial Property Solutions

20 Hanover Street
Mayfair
London W1S 1YR

Tel: +44 (0)20 7440 1840
Fax: +44 (0)20 3478 0363
Web: www.jenkinslaw.co.uk

PRIME 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, TK Maxx and Sainsburys amongst others.

Accommodation:

The unit is arranged over the Ground Floor and Basement only 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 benefit 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:

The current rateable value is £54,000 with effect from 1st April 2026 ([VOA Link](#)).

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:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Kyle McGuire
kyle@jenkinslaw.co.uk



Location Map:

