



CLASS E UNIT BALHAM

98-100 BALHAM HIGH ROAD, LONDON SW12 9AA

Location:

The building occupies a prominent position in the prime retail and leisure area of Balham. The subject 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 multi-national occupiers include Foxtons, Zia Lucia, Nando's, Oliver Bonas and Waitrose, amongst many others.

Use:

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

Rent:

£70,000 per annum exclusive.

Accommodation:

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

98-100 Balham High Road

Ground Floor:	1,315 sq. ft. (122.17 m²)
Basement:	1,340 sq. ft. (124.49 m²)

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

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:

Please contact:

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Or our joint agent at Medway Law on 02070430111

