

2,655 sq ft

98-100 Balham High Road London SW12 9AA

> **Quoting Rent** £79,500 per annum

> > Rates payable

Service Charge

- Rare Prime Balham Opportunity
- Affluent densely populated residential area
- Class E use
- Nearby adjacencies include Waitrose, Foxtons & Oliver **Bonas**
- 4 minute walk from Balham Station and 10 minutes from Clapham South Tube Station

#### **OVERVIEW**

#### Location

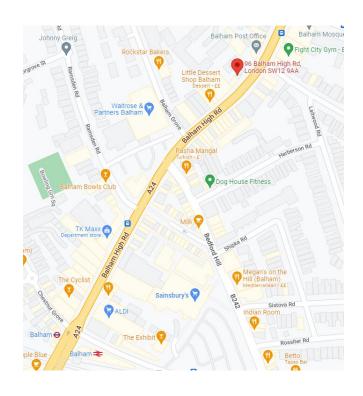
The building occupies a prominent position in the prime retail and leisure area of Balham. The subject property is well connected with Balham station (Northern Line & National Rail) a short walk away.

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.

### Description

The premises are arranged over both ground floor and basement. The ground floor provides quality trading space with excellent floor to ceiling heights. The unit is suited to a variety of uses within class E including, retail, office, medical, restaurant & leisure.

There is also a small private demised pavement frontage which could provide seating or a retail display.



# Lease Terms

The retail space is available by way of a new lease direct from the landlord.

## Floor Areas

Ground Floor Basement Total 1,315 sq ft 1,340 sq ft 2,655 sq ft



Viewings strictly by joint sole agents appointment with sole agents, Medway & Law and Jenkins Law

20 Hanover Street, Mayfair, London, W1S 1YR www.medwayandlaw.co.uk



Ashley Medway ashley@medwayandlaw.co.uk 020 7043 0111



George Ives george@medwayandlaw.co.uk 07468431024



