



## Retail to Let/ Class E

2,655 sq ft

98-100 Balham High Road  
London  
SW12 9AA

Quoting Rent  
£79,500 per annum

Rates payable  
TBC

Service Charge  
TBC

- \* 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

CLASS E UNIT TO LET

# 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	1,315 sq ft
Basement	1,340 sq ft
Total	2,655 sq ft



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

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