



PRIME UNIT TO LET IN BALHAM

Subject to Vacant Possession

**200 BALHAM HIGH ROAD, LONDON,
SW12 9DH**



Location:

The subject property occupies a prominent corner position opposite to the tube station in the prime shopping area of Balham.

Nearby multi-national occupiers include Aldi, Greggs, As Nature Intended, TK Maxx and Superdrug amongst many others.

Balham station (Northern Line & National Rail services) is adjacent to the subject property.

Accommodation:

The unit is arranged over ground floor and first floor only and has the following approximate gross internal areas:

Ground Floor:	2,750 sq. ft. (255.48 m²)
First Floor:	600 sq. ft. (55.74 m²)

Use:

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

Rent:

£150,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring 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:

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