



5 The Boulevard | Balham High Road | Balham | SW17 7BW | SHOP WITH BASEMENT

- ground floor & basement
- 103.58 m² (1,115 ft²) approx.
- 'e' use class
- new lease
- rent: £27,500 per annum
- close to tube & train station

DESCRIPTION

Mid terraced shop/office currently arranged as a front reception area (partitioned), with a large open plan room behind, which is slightly raised towards the rear and with high ceilings. The basement is accessed internally from the rear and provides basic storage space.

We understand that the premises currently have an 'E' Use Class, which includes; retail, office, medical and leisure. Alternative uses will be considered such as educational, subject to planning.

LOCATION

Situated in prominent position on Balham High Road (A24), between Elmfield Road and Marius Road, in the centre of Balham.

Neighbouring occupiers include; Travelodge, Co-Op Food, Chicken Valley, Budgens, Day Lewis Pharmacy, Tesco Express, together with a good mix of other independent and local traders.

Balham mainline railway and Underground (Northern line) station is within walking distance, providing services to London Victoria, East & West Croydon, Clapham Junction, Watford, Dorking, Horsham and Epsom. There are also buses serving the area, located on Balham High Road nearby.

ACCOMMODATION

Ground Floor	62.24 m ²	670 ft ²
Basement	41.34 m ²	445 ft ²
TOTAL	103.58 m²	1,100 ft² N. I. A.

TENURE

A new Full Repairing and Insuring Lease is being offered on terms to be agreed.

BUSINESS RATES

The rateable value needs to be assessed, as the rear part of the ground floor is not included. Contact Wandsworth Council on 020 8871 6000 to confirm what amount might be payable.

VIEWING

Strictly by prior appointment by contacting the landlords sole letting agents: -

James Stefanopoulos or Ashley Brudenell

