



191 Balham High Road, London, SW12 9BE

Former café / bar to let under a new lease with no premium

020 8681 2000

info@hnfproperty.com



specialist advice on all property matters

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£27,500 Per Annum Exclusive

LOCATION:

The property is situated fronting Balham High Road between the centre of Balham and Tooting Bec in a prominent and highly visible position. Balham High Road is the main link road between Balham and Tooting and is a busy thoroughfare and bus route. The property benefits from a good deal of passing vehicular traffic and a fair amount of pedestrian flow generated by nearby bus stops, the proximity of the unit to a Co-Op convenience store and nearby pedestrian crossings. The surrounding area is a densely populated residential catchment which is relatively affluent and which the unit is able to service. In addition to the Co-Op, the property shares the vicinity with mainly good quality independent traders and the property is considered suitable for a variety of uses.

DESCRIPTION:

The property comprises a former café/bar with some interesting features. The unit has very high ceilings, a small internal courtyard garden and male and female WC's at the rear. There is a former bar area, a former kitchen area and a rear fire exit.

The property now requires some improvement but could make interesting space.

ACCOMMODATION:

Gross frontage	5.15m
Internal width	4.08m widening to 5.15m after 6.32m and narrowing again by a further 1.5m after a further 3.808m
Shop depth	13m
Sales area	55m ² (592ft ²) approx.
Rear former bar	19.2m ² (206ft ²) approx.
Former kitchen	10.5m ² (113ft ²) approx.
Store	10.2m ² (110ft ²) approx.
Inner courtyard	15.1m ² (160ft ²)
Male and female WCs	

USE/PLANNING:

We understand the property was most recently used as a restaurant/bar and is now likely to fall within Class E of the most recent Town and Country (Use Classes) Order. The property is considered suitable for a variety of uses.

TENURE:

The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT/PRICE:

An initial rent of £27,500 per annum exclusive is sought.

BUSINESS RATES:

The property has a ratable value of £17,500. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING:

The property has an EPC rating of 100 within Band D.

VAT:

VAT may be chargeable on rent and other outgoings. Enquiries should be made of the agents in this regard.

VIEWINGS:

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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