



PRIME CLASS E UNIT TO LET BALHAM

167 BALHAM HIGH ROAD, BALHAM, LONDON, SW12 9AU

Location:

The subject property occupies a prominent position on the busy Balham High Road. Both Balham Underground Station (Northern Line services) and Balham National Rail Station (providing Southern Rail services) are located a short walk from the property.

Nearby multiple occupiers include Joe & The Juice, Aldi, Pret A Manger, McDonald's, Holland & Barrett, Boots and Sainsbury's, amongst several others.

Use:

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

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	1,006 sq. ft. (93.46 m²)
Basement:	690 sq. ft. (64.10 m²)

Rent:

On Application.

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.



Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

The current RV is £77,500 (see VOA Page [here](#)).

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

