



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS

SW12

57-59 BALHAM HILL
CLAPHAM SOUTH
LONDON



ADJACENT TO NEW **BRICK & LIQUOR**
A1/A2/A3 (D1 - D2 USE SUBJECT TO PLANNING)





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CLAPHAM SOUTH
LONDON**

For indication purposes only.

LOCATION

The subject property occupies a prominent position close to the entrance to Clapham South Underground on Balham Hill, immediately adjacent to **Brick & Liquor** and **Marsh & Parsons**. Other nearby occupiers include, **M&S Simply Food**, **Majestic**, **Sainsbury's**, **Costa**, **Tesco**, **The Avalon** and **Burger King**

ACCOMMODATION

Ground Floor Sales	1,820 sq ft (169 sq m)
Basement ancillary	764 sq ft (71 sq m)
Total	2,584 sq ft (240 sq m)

TENURE

The unit is available by way of an effectively full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

RATES

Rateable value: £51,500 p.a
Rates Payable 17/18: £24,669 p.a

RENT

On application.

SPECIFICATION

The unit will be handed over in a shell and core condition.

Further information is available on request.

Interested parties are advised to make their own enquiries through Wandsworth Council – telephone - 020 8871 6000.

TIMING

This unit will be available by Q1 2018.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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