



# 57-59 BALHAM HILL CLAPHAM SOUTH LONDON

SW12

A1/A2/A3 & D2 USE





**57-59 BALHAM HILL  
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, adjacent to **James Pendleton** and **Marsh & Parsons**. Other nearby occupiers include, **M&S Simply Food**, **Majestic**, **Sainsbury's**, **Costa**, **Tesco**, **The Avalon** and **Burger King**

**ACCOMMODATION**

Existing Ground Floor\* 1,084 sq ft (101 sq m)

Existing Basement 638 sq ft (59sq m)

**Total 1,722 sq ft (160 sq m)**

\* Potential to extend GF to approximately 1,500 sq ft and potential to reconfigure the basement. Further information available on request.

**RENT**

On application.

**SPECIFICATION**

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

Further information is available on request.

**FURTHER INFORMATION**

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



**Liam Jones**  
020 7190 9804  
liam@robinsonwebster.co.uk

**Joe Martin**  
020 7190 9805  
joe@robinsonwebster.co.uk



**Will Holmes**  
wholmes@kfh.co.uk  
020 8739 2090

**Hector Nelson**  
hnelson@kfh.co.uk  
020 8739 2090

**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 19/20: £25,956 p.a

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

**TIMING**

The unit is available immediately, subject to vacant possession.

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