



76 Balham High Road, Balham, SW12 9AG

A5 FOOD TAKEAWAY - BALHAM HIGH ROAD

TO LET

Area: 1,050 FT² (98M²) | Rent: £28,000 PA |

LOCATION:

Located in a prime position on Balham High Road, the premises benefits from plenty of passing trade.

The area is a popular residential and commercial location, offering a range of restaurants, bars, independent shops along with major retailers.

Nearby operators include Waitrose, Nandos, Dominos Pizza, Caffé Nero and HSBC.

Balham Station (BR and underground) is a short walk providing easy access to and from London Victoria, Sutton, Epsom, Milton Keynes and Croydon and the station is also connected to the Northern Line.

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DESCRIPTION:

The premises benefit from A5 planning and extend to a total area of approximately 1,050 sq ft.

Fully fitted to an extremely high standard as a takeaway with tables and seating to the side and customer toilets and a well fitted kitchen and food prep area to the rear of the premises.

The basement comprises a staff WC and further storage.

Premium: £100,000

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	750	70
Basement	300	28
TOTAL	1,050FT²	98M²

AMENITIES:

- Prominent Location
- A5 Planning Consent
- Basement Storage
- Fitted to a High Spec

TENURE:

An assignment of an FRI lease for a term to expire 07 July 2029.

RENT PA:	£28,000	VAT:	Applicable.
SERVICE CHARGE:	TBC	RATES PAYABLE:	£8,737.50 pa payable (2017-2018)
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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