



259 Balham High Road, London SW17 7BD

To
Let

1392
Sq Ft

£25,000
Per annum excl.

Uses Considered:
A1, A2, B1, D1, D2

Description

The property comprises a ground floor and basement retail / office unit currently trading as Fadiga & Co solicitors.

With a large open plan reception area to the front, the rest of the property is divided into individual offices and storage including 3 private offices at basement level. See current layout in the floor plan below.

Available on a new lease with terms to be agreed, tenant incentives are available. Please call for more information.

Use Class

We understand the property currently has A2 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£25,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: 1st May 2020
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC	VAT	Local Authority
TBC	No	LB Wandsworth

Accommodation

	Sq M	Sq FT
Ground:	92.24	993
Basement:	37.07	399
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0
Total (GIA):	129.31	1392

Rates

Rateable Value: TBC
Rates Payable (19/20): TBC pa*

*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

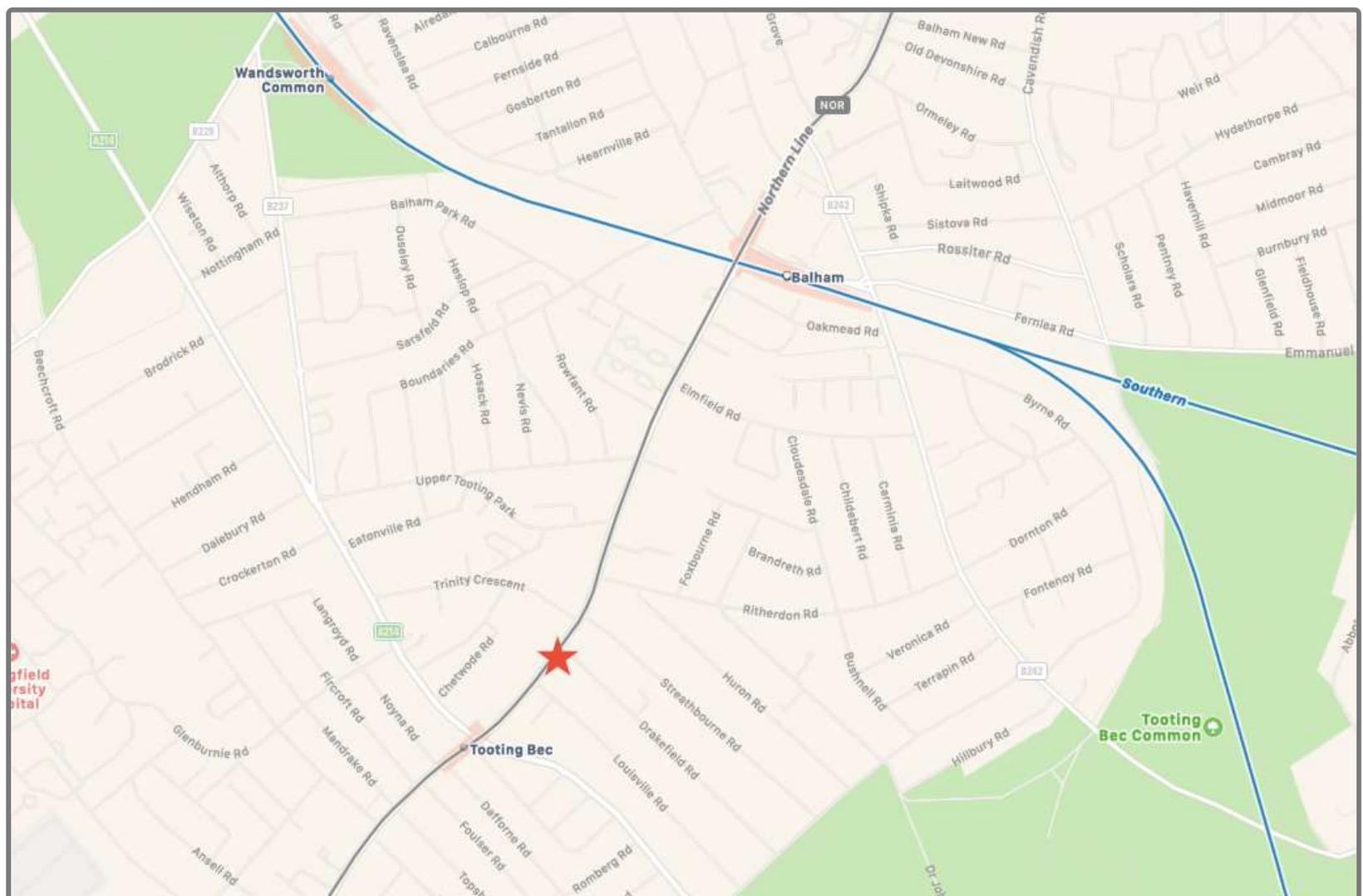
Location

The property is situated on the South Side of Balham High Road (A24), in between the junctions with Drakefield Road and Louisville Road.

The property sits in a busy parade, in an affluent area. Neighbours include mostly local businesses, and close to Argos, Lidl, Fitness First and Halfords.

Tooting Bec Underground Station is 0.1 miles away connecting you to the Northern Line.

The location is well serviced by a number of bus routes along the road.



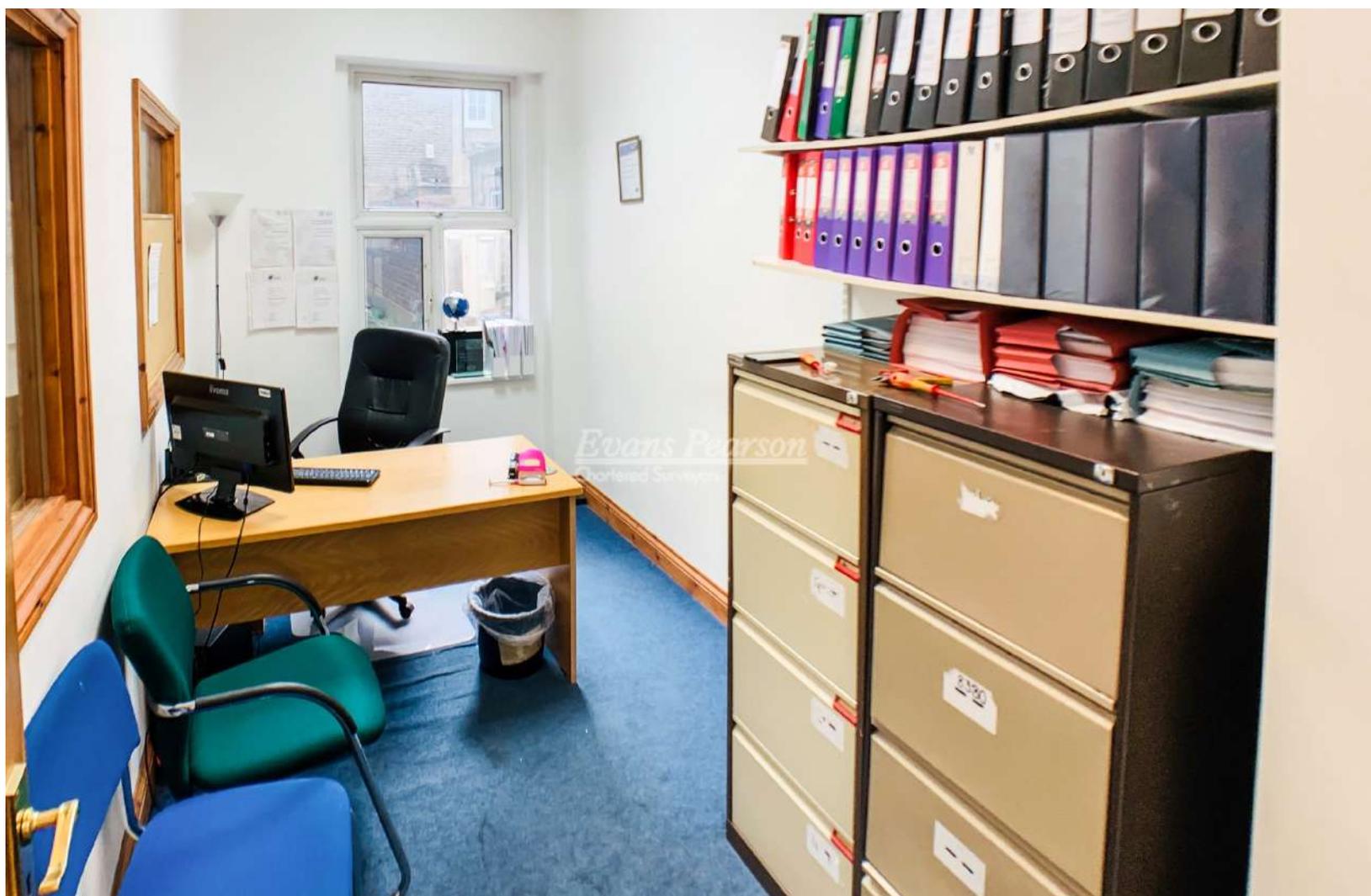
Evans Pearson

Chartered Surveyors

Contact:

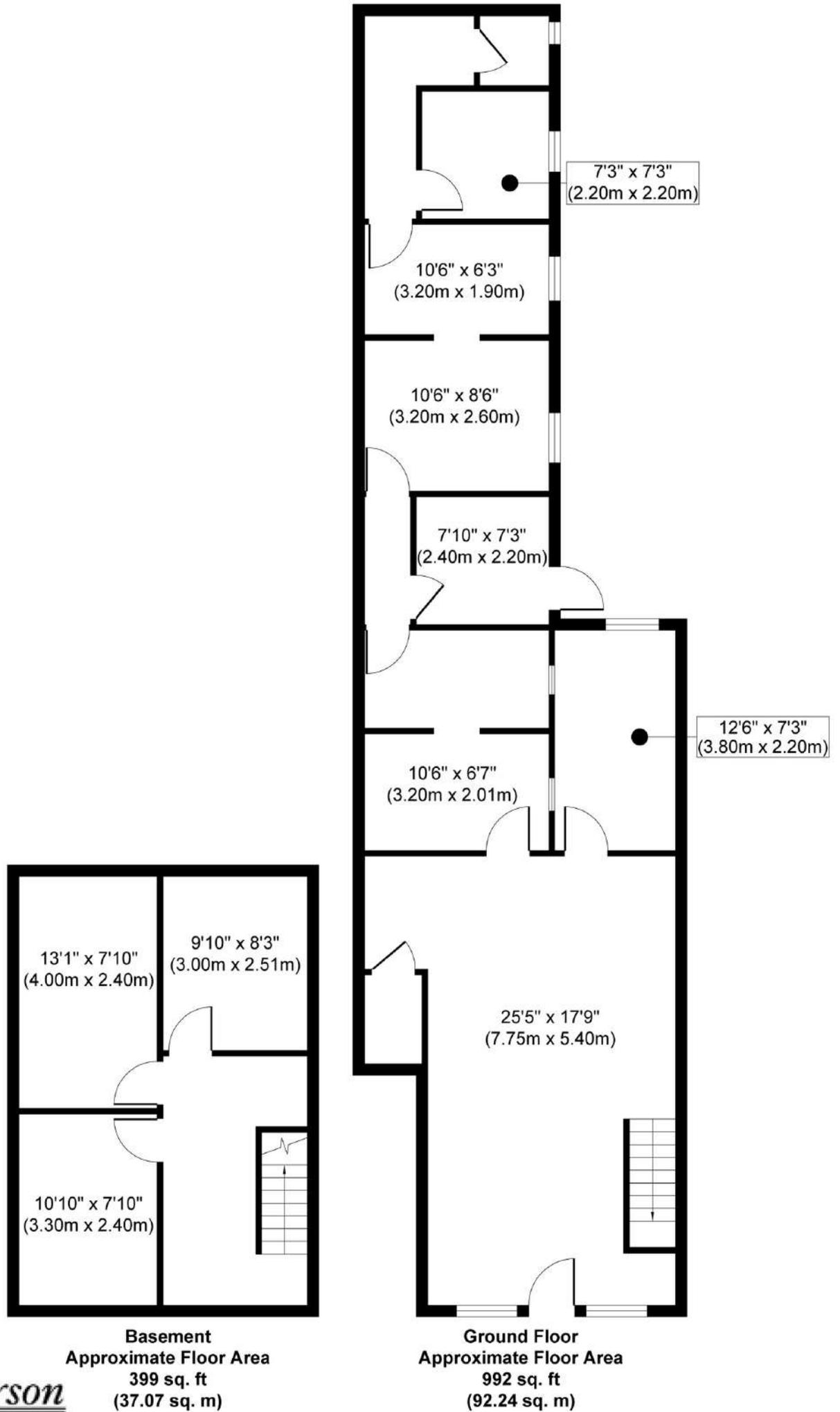
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

259 Balham High Road, SW17



Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 1391 sq. ft / 129.316 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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