



SHOP  
2,272 SQ FT

67 BALHAM HIGH ROAD, LONDON, SW12

TO LET



## LOCATION

The local area is well served by London Transport bus and underground services, with Balham within short walking distance.





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### THE PROPERTY

This premise is located on the High Street itself, which benefits from a large number of independent boutique-style shops.

Nearby multi-national occupiers include Greggs, EE, Sainsburys, TK Maxx, Superdrug, Caffè Nero and Boots, amongst many others.

Balham station (Northern Line & National Rail services) is located a very short walk away from the unit.

The basement provides dry storage space and staff kitchen/toilet facilities.

The unit is arranged over ground floor and basement only and has the following approximate net internal areas:

Ground Floor: 1,574 sq. ft.

Basement: 698 sq. ft.

### RENT

£5,416 per month

### RATES

Interested parties are advised to make their own enquiries to the local Authority.

### VAT

VAT may be applicable.

### FLOOR AREA

2,272 Sq Ft

### TERMS

To be let a new lease for a term to be agreed.

### LEGAL COST

Each party to bear their own legal costs.

### EPC

Rating: TBC

### VIEWING

Please contact us.

### FEATURES



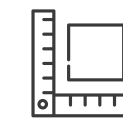
Balham



Kitchen



WCs



2,272 sqft



Workshop Area



Led Lights

Misdescriptions Act 1991

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