

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Balham High Road, London, SW17 7AA

Newly Renovated To A High Standard

Shop with Upper Parts

Prime Location

Available Now

£2,916

TO VIEW THIS PROPERTY CALL: 020 8670 9111


Email: norwood.sales@stapletonlong.co.uk


www.stapletonlong.co.uk

NEWLY RENOVATED
SHOP & UPPER PART

336 BALHAM HIGH ROAD - LONDON SW17 7AA

FIRST TIME ON THE MARKET FOR OVER 40 YEARS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

AVAILABLE FROM SEPTEMBER 2024

The property occupies a prominent Main Road location immediately adjacent Tooting Bec Underground Station. High levels of pedestrian flow are directed at the property by the traffic light controlled crossings at the junctions with Trinity Road and Tooting Bec Road.

The shop sits behind a deep private forecourt and benefits from a secure private yard.

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Suitable for a variety of retail and hospitality related uses.

The accommodation comprises:

Shop : net width 4.50 M (14ft. 9 in.) x depth 7.00 m (23 ft)

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Ground Floor Retail area ; 31.50 sq. m. (340 sq. ft.)
Paved Forecourt 16.25 sq. m. (175 sq.ft.) -

Kitchen -- 5.00 sq. m (54 sq. ft.) with sink. Door to yard.

Cloakroom with WC & wash basin

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FIRST FLOOR - open plan office/ retail - 30 sq.m (323 sq. ft)

Secure Rear Yard

TERMS. New Full Repairing & Insuring Lease
Rent - £35,000 per annum exclusive.

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Subject to term of years rent reviews at 5 year intervals.

EPC Rating – B

VIEWING STRICTLY BY APPOINTMENT WITH STAPLETON LONG

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