



**162 Balham High Road**

London, SW12 9BW

## Rarely Available Prime Investment Opportunity

**1,744 sq ft**  
(162.02 sq m)

- Commercial Let to Edward James Salon & Spa Limited at £70,000 pa.
- Premium corner position with a large exterior terrace.
- Second and Third floors sold off on Long Lease.
- Benefit of planning permission to convert 1st floor to C3 residential.
- Attractive break-up potential.

# 162 Balham High Road, London, SW12 9BW

## Summary

<b>Available Size</b>	1,744 sq ft
<b>Price</b>	£1,200,000 Guide Price
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

This exceptional investment and development opportunity comprises of two commercial units. The ground and basement corner unit spans 116.9 sq m / 1,258 sq ft and is let to Edward James Salon & Spa Ltd on a 15-year lease that commenced in January 2019; the passing rent is £70,000 – there are open market rent reviews on each 5th anniversary thereby presenting an opportunity for a significant increase in 2029. The property has been fitted out to a supreme specification and benefits also from a large outdoor terrace.

The first-floor E-Class space measures 28.7 sq m / 309 sq ft and has been converted into a residential unit, with 10 ft ceiling heights and six tall, elegant bay windows that run the whole length of the open-plan first floor. The property benefits from planning permission Ref: '2024/0021' for the 'Change of use from commercial (Class E) to one studio flat (Class C3). Erection of extension at first-floor level rear to enclose void beneath existing second-floor roof terrace.' Buyers should note the extension has not been completed.

## Location

The subject property is a 1-minute walk to Balham Tube Station (Northern Line) and thereby 15 minutes to Oxford Circus. The main high street is brimming with big brand outlets such as TK Max, Waitrose, Pret Manger, Gails, Joe and the Juice. Opposite is the quaint Hildreth Street market, full of boutique shops, bakeries and Balham Soho House.

## Terms

### Legal Title & Tenure

The Freehold Title is as follows:-

- 162 and 162A Balham High Road, London SW12 9BW. (Title Number: TGL15744)

This is being sold with the benefit of the occupational lease and planning permission.

### Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

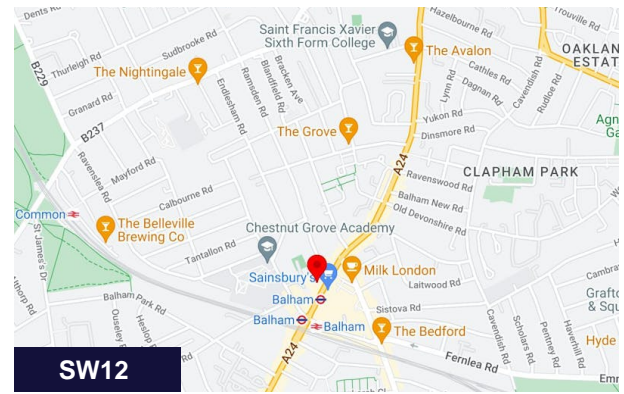
### Viewings

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

### Method of Sale

The Property is For Sale by Private Treaty at a 'GUIDE PRICE': £1,200,000.

Further information is available via the vendor's Sole Selling Agents, Messrs Winkworth Development & Commercial Investment on 020 7355 0285.



## Viewing & Further Information



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Approximate Internal Area:

Commercial Unit 1 GIA = 116.9 sq m / 1258 sq ft

Commercial Unit 2 GIA = 28.7 sq m / 309 sq ft

**SOLD OFF - Residential Flat = 91.2 sq m / 1082 sq ft**

Communal Hallway GIA = 16.4 sq m / 177 sq ft

**Total Building GIA = 253.2 sq m / 2826 sq ft**

**Total Building GIA (excluding sold-off flat) = 162 sq m / 1,744 sq ft**

