

# Class E Premises

To let

48 Falcon Road, London, SW11 2LR



Prominent Location

**Spacious ground floor premises near Clapham Junction**



Quoting Rent

**£13,500 per annum**



Size

**828 sq ft NIA**



Planning

**Class E**

## Get more information

**Fraser Hulbert**

+44(0)7778 028 467

[fraser.hulbert@avisonyoung.com](mailto:fraser.hulbert@avisonyoung.com)

**Oliver Carpenter**

+44(0)7887 641 150

[oliver.carpenter@avisonyoung.com](mailto:oliver.carpenter@avisonyoung.com)

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## Description

This unique ground floor premises comprises an art gallery at the front, the space is well thought out with a partitioned office in addition to the kitchen and bathroom in the rear. The convenience of the space is continued by the outside storage area.

Located a 6-minute walk from Clapham Junction Station, this property boasts unparalleled accessibility. With access to train services and a vast network of bus routes there is no shortage of ways to travel to and from the property.

The A3 provides excellent road links into Central London, also directly reach west to the M25 with ease.

Located on Falcon Road the property provides easy access to a wide range of amenities including cafes, restaurants and shops.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Total NIA	828	76.94

The areas quoted are approximate.

## Rent

In the region of £13,500 per annum.

## Rent Deposit

A 6-month rent deposit will be required.

## Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only 5 yearly rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

## Planning Consent

Previously used as an Art Gallery/Studio, this property is likely to be suitable for continued use as a studio or other use within Class E of the Town and Country Planning Order 1987, or planning consent will be required for a change of use to another use class order.

**Interested parties should carry out their own due diligence in this regard.**

## Specification

- Two large rooms divided by partition wall
- Kitchen
- W/C
- Sheltered outside storage area

## Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

## EPC

The EPC for this unit is rated C and is available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Service Charge

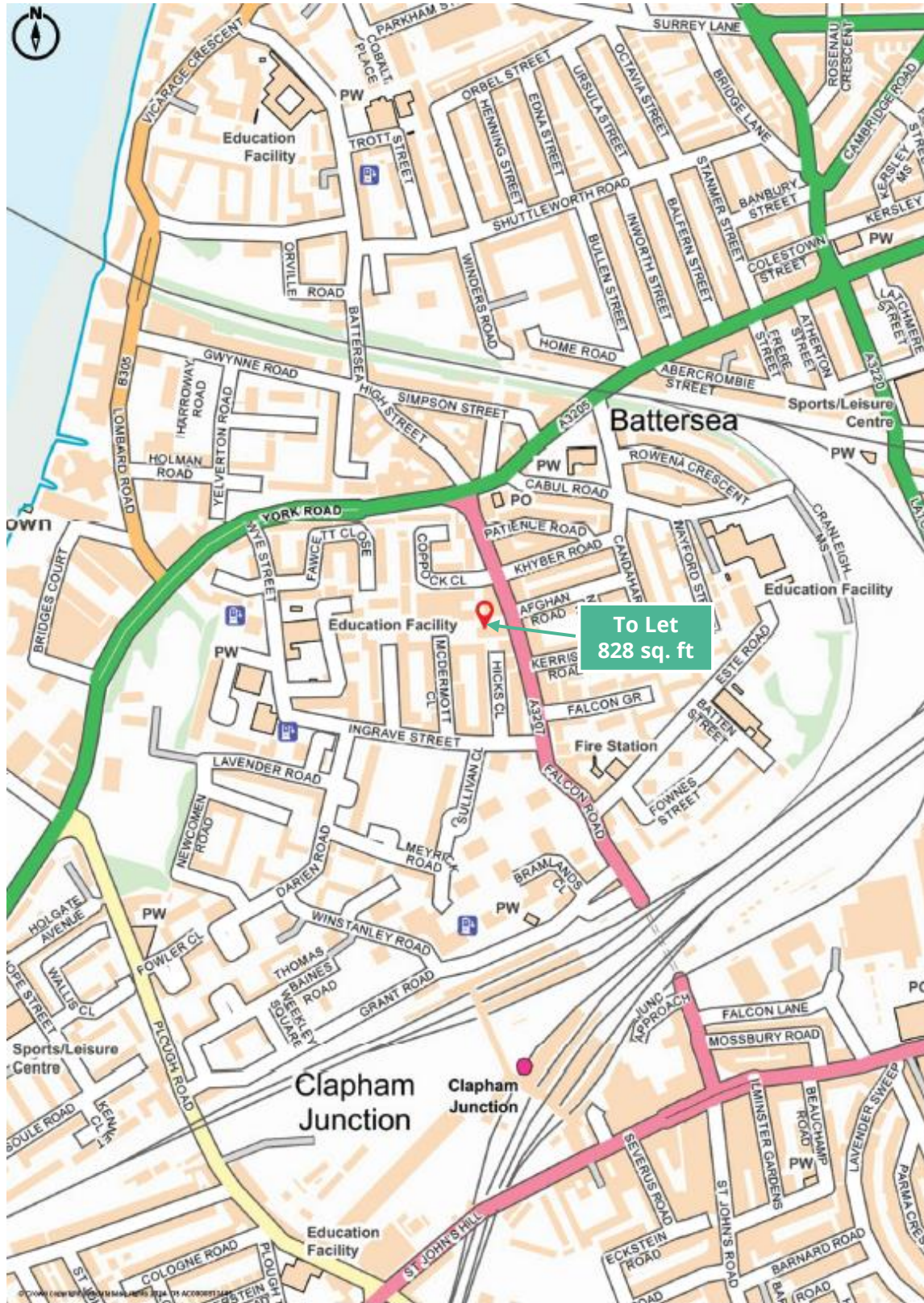
TBC.

## VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

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LANDMARK INFORMATION

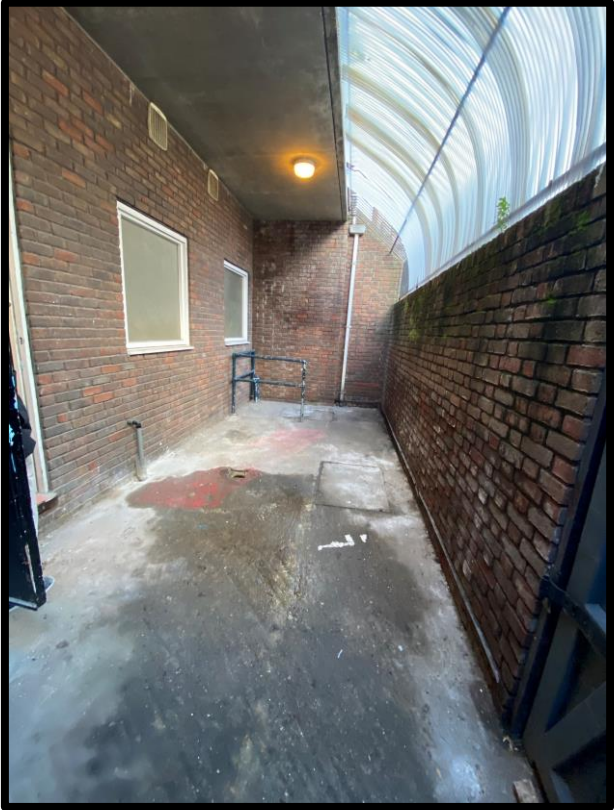
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# To find out more, scan the QR code



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