

# 78 Granville Road

# To let

London, SW18 5SG



Prominent Location

**Conveniently located  
unit within a converted  
semi-detached  
Victorian house**



Quoting Rent

**£10,000 per annum**



Size

**813 sq ft NIA**



Planning

**Class E**

## Get more information

**Gill Thom**

+44(0)7908 202565

[gill.thom@avisonyoung.com](mailto:gill.thom@avisonyoung.com)

**Fraser Hulbert**

+44(0)7778 028 467

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

**AVISON  
YOUNG**

## Description

The property is located on Granville Road, in a predominantly residential neighbourhood, less than a mile south-east of the Royal Hospital for Neuro-disability on the A3 and less than a mile south-west of Southside Shopping Centre. The property is a 10-minute walk from Southfields London Underground Station (District Line) and the A3 provides excellent road links to central London and the M25.

Unit is taken as seen.

## Accommodation

Floor	Area (sq m)	Area (sq ft)
GIA	75.5	813

The areas quoted are approximate.

## Rent

In excess of £10,000 per annum.

## Rent Deposit

A six-month rent deposit will be required.

## Lease Terms

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

## Planning Consent

Previously used as a Doctors Surgery, this property is likely to be suitable for continued use as a medical practice or other use within class E. The property is not suitable for use as a nursery, childcare facility, retail shop or restaurant/takeaway.

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

## Specification

- Kitchen
- Ample storage
- Roadside frontage
- Disabled W/C
- Demised outdoor space
- Three large rooms

## Business Rates

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

## EPC

The EPC is rated D and is available on request.

## Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

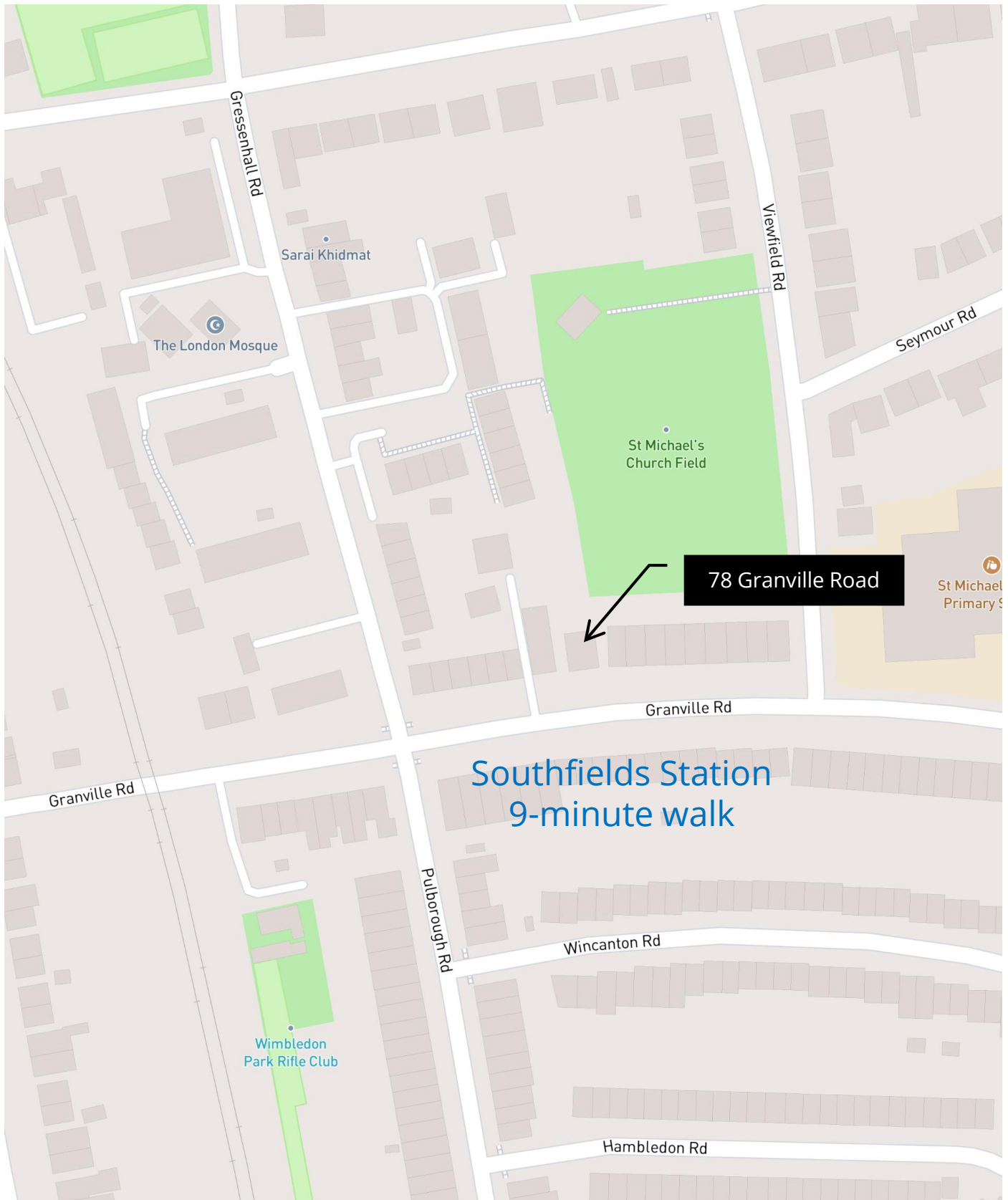
## Service Charge

TBC.

## VAT

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

78 Granville Road, London, SW18 5SG



To find out more,  
scan the QR code



**Gill Thom**

Senior Surveyor  
+44 (0)7908 202 565  
[Gill.Thom@avisonyoung.com](mailto:Gill.Thom@avisonyoung.com)

**Fraser Hulbert**

Assistant Surveyor  
+44 (0)7778 028 467  
[Fraser.Hulbert@avisonyoung.com](mailto:Fraser.Hulbert@avisonyoung.com)

September 2023

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON  
YOUNG**

[avisonyoungretail.co.uk](http://avisonyoungretail.co.uk)