

Class E for Sale - £325,000

Bedford Hill, Balham, SW12 9HR



KEY FEATURES:

- PRIME BALHAM HIGH STREET LOCATION • LONG LEASEHOLD PREMISES • 10% UPWARD-ONLY RENT REVIEWS • IMMEDIATE INCOME-PRODUCING ASSET • NO SERVICE CHARGE • LOW LANDLORD OUTGOINGS • GROUND FLOOR & BASEMENT • FUTURE OWNER-OCCUPIER POTENTIAL

Description

Residenza are delighted to present this exceptional long leasehold Class E commercial premises, prominently positioned on Bedford Hill in the heart of Balham, one of South West London's most vibrant and sought-after commercial locations.

Arranged over the ground floor and basement, the property comprises a bright and spacious retail/trading area with excellent frontage and visibility, together with a versatile lower ground floor providing additional customer seating, a fitted kitchen and a full bathroom. The flexible layout is well suited to a wide range of Class E uses, making it an attractive proposition for both investors and prospective owner-occupiers.

Currently let to an established café operator on a 9-year lease from May 2024, the property generates a contracted rental income of £22,000 per annum, equating to a gross yield of approximately 6.76% at the asking price. The lease benefits from 10% upward-only rent reviews every three years, with the annual rent increasing to £24,200 from August 2026, improving the gross yield to approximately 7.44%, providing attractive built-in rental growth.

A buyer's fee of 2% plus VAT is payable on this sale.

Location

The property occupies a prominent position on Bedford Hill, one of Balham's principal commercial thoroughfares, renowned for its vibrant mix of independent cafés, restaurants, boutiques and national retailers. The area benefits from consistently high levels of pedestrian footfall and a strong local customer base, making it a highly desirable location for a wide range of businesses.

Balham has become one of South West London's most sought-after destinations, combining an affluent residential catchment with a thriving high street and excellent connectivity into Central London. The property is situated approximately 5 minutes' walk from Balham Underground Station (Northern Line) and National Rail Station, providing direct links to the City, the West End and beyond.

The surrounding area is home to a diverse range of established independent operators and well-known brands, creating a vibrant trading environment that continues to attract both businesses and investors. With ongoing demand for commercial premises in the area, Bedford Hill remains one of Balham's most desirable retail and leisure locations.



Floorplan(s)

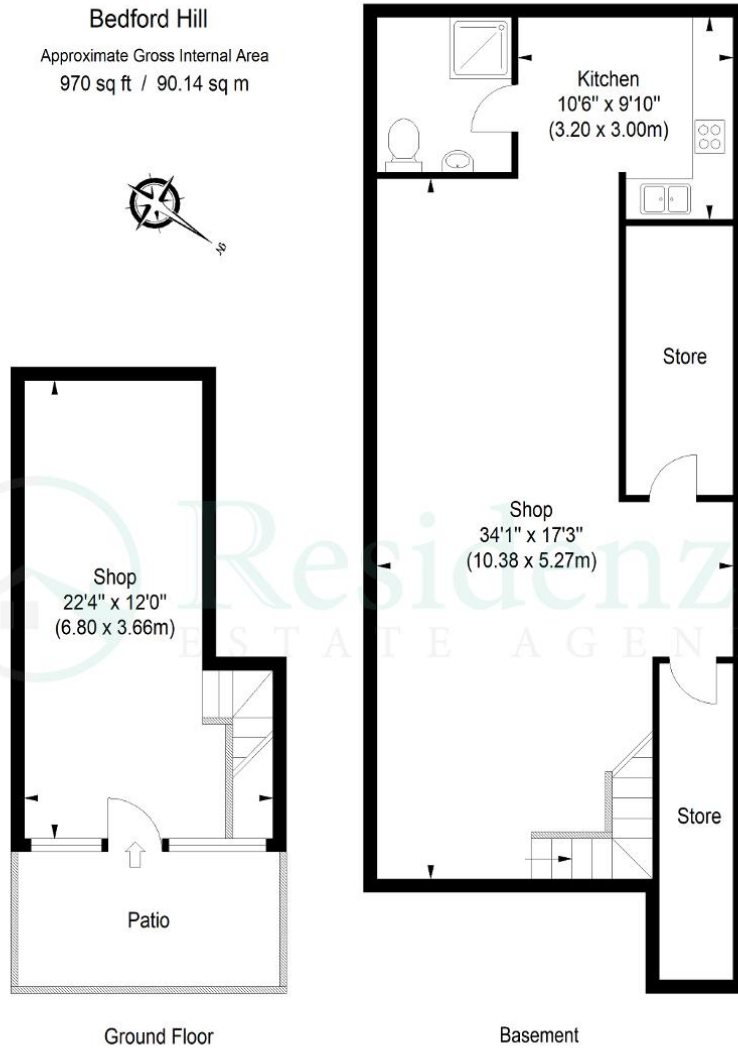


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		