RETAIL UNIT CLASS E LEASE FOR SALE. VIEWINGS STRICTLY BY APPOINTMENT ONLY

178 BALHAM HIGH ROAD BALHAM SW12 9BW

brasier freeth

178 BALHAM HIGH ROAD BALHAM
SW12 9BW

Retail Opportunity
LEASE FOR SALE

LOCATION

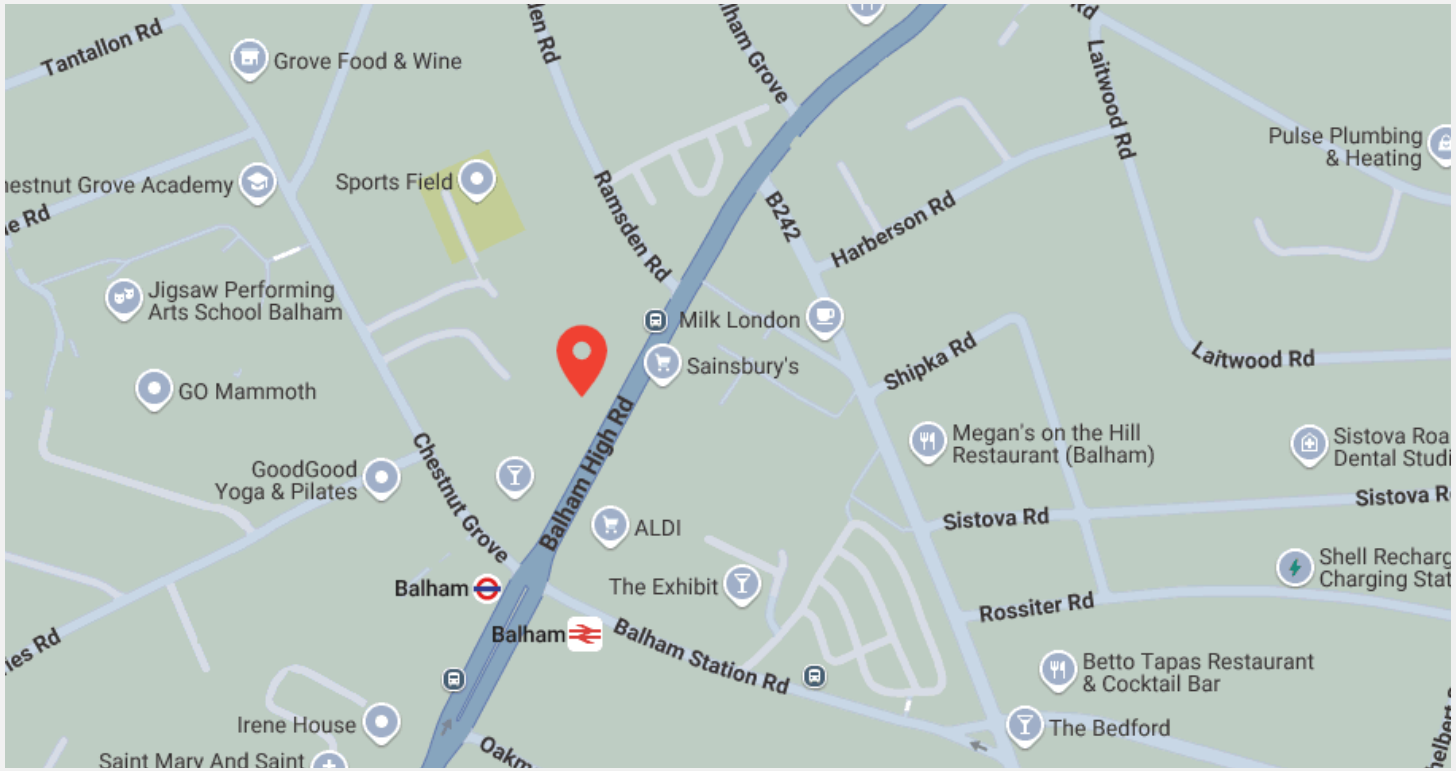
Balham is a well-connected and established residential and commercial district in South London. Balham High Road forms the main commercial route through the area, linking Tooting and Clapham, and benefits from strong footfall throughout the day from residents, commuters, and visitors. The area offers a blend of national chains and independent retailers. Balham Station, served by the Northern Line and National Rail, is located within the immediate surrounding area and provides convenient access to Central London and surrounding areas. Nearby occupiers include Greggs, Starbucks, Joe & The Juice, Pret A Manger, GAIL's, Black Sheep Coffee, and McDonald's.

AREA

- Well-connected high street linking Tooting to Clapham
- Surrounded by cafés, restaurants, gyms, supermarkets, offices & other local businesses
- Strong residential catchment
- Balham Station nearby, with direct links to Central London

TRANSPORT

- Balham Underground Station–1-min walk
- Tooting Bec Underground Station–15-min walk
- Clapham South Underground Station–15-min walk
- Wandsworth Common Station–16-min walk



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DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café together with external seating at the front and basement storage.

ACCOMMODATION

The property is arranged over ground floor and basement, with the following approximate areas:

Net frontage	7.23 m	23 ft 9 ins
Ground floor	176.33 Sq.m	1,898 Sq.ft
Basement	53.33 Sq.m	574 Sq.ft

LEASE

Held on a 15-year FRI lease from 5 May 2017, expiring on 4 May 2032. The lease is held inside the Landlord and Tenant Act 1954, with a rent review scheduled for May 2027.

PASSING RENT

£134,000 per annum exclusive.

BREAK CLAUSE

There is a tenant-only break option on the 4 May 2028 subject to six months' prior written notice.

TERMS

Offers invited for a lease assignment.

PAVING LICENCE

The property benefits from the use of the public highway for external seating, subject to obtaining the necessary consents.

EPC

Further details available upon request.

RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £99,500.

For rates payable please refer to the Local Charging Authority, London Borough of Wandsworth - 020 8871 6000.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

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Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.