

Investment opportunity.

8 Balham Hill

London SW12

Retail investment for sale

Pets at Home Limited | 4,937 sq.ft.

Pets at Home



**Houston
Lawrence**

Investment opportunity

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Situated on Balham Hill (A24), the property is ideally located close to Clapham South tube station and Clapham Common. The area combines strong transport links with a highly desirable residential catchment and a well-established mix of retail, leisure and commercial uses.



Contact Andrew Cordery
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07775 620 500

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Income profile

RENT

Rent of £125,000 per annum exclusive.

Upward only open market rent review on 26 July 2026, capped at £144,909.25 per annum exclusive.

Rent payable quarterly in advance.

Tenancy summary

TENANT

Pets at Home Limited

National specialist pet retailer

LEASE TYPE

Full repairing & insuring underlease

By way of service charge

LEASE TERM

10 years from 26 July 2021

Expiry: 25 July 2031

RENT

£125,000 per annum

Exclusive of VAT

RENT REVIEW

26 July 2026

Upward only open market, capped at £144,909.25 per annum.



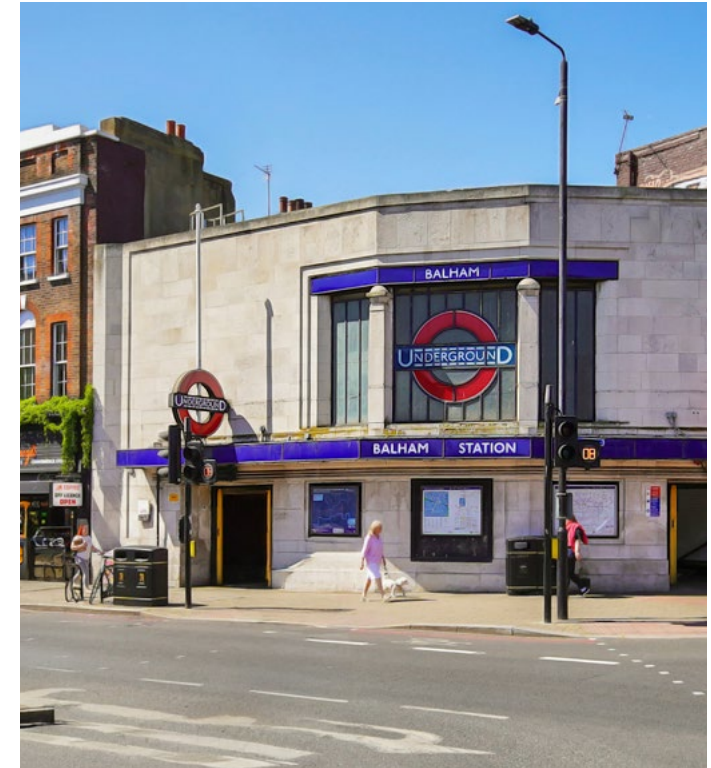
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Connectivity



Clapham South Station (Northern line).

Balham Station (Northern line and National rail).

In the area

Vibrant mix of national and independent retailers, cafes, restaurants, bars, fitness and leisure brands.

Sale price

Offers in the region of £1,490,000.

VAT is applicable.

Long leasehold (999 years from 15 August 2003) at a ground rent of £1 per annum.

A full information pack is available upon request.



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