

On the Instructions of Marks & Spencer

BALHAM

172 Balham High Road, London, SW12

RARE
OPPORTUNITY
IN AFFLUENT
LONDON
SUBURB



LOCATION

The subject premises occupy a prime trading position close to a pelican crossing and adjacent to **Bon Marche** and **Dollond & Aitchison**. Other nearby retailers include; **Sainsbury's**, **Boots**, **T-Mobile**, **Caffe Nero**, **Waitrose** and **McDonalds**. A street traders plan is on the reverse of these particulars.

DESCRIPTION

The premises are arranged over ground and first floors and provide the following approximate dimensions and floor areas:

Internal Width	9.6 m	31 ft 06 ins
Shop Depth	28.7 m	94 ft 01 ins
Ground Floor Sales	285.3 sq m	3,071 sq ft
First Floor Ancillary	215.5 sq m	2,320 sq ft

TENURE

The property is currently held by way of a full repairing and insuring lease for 25 years, expiring 25 December 2010 with no further reviews.

RENT

The current passing rent is **£95,000** per annum exclusive.

TERMS

Incentives available subject to covenant.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £71,500 and the Rates payable are £33,033. The UBR for 2008/09 is 46.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

By appointment via this office:

Michael Matthews

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Email: michael.matthews@cbre.com

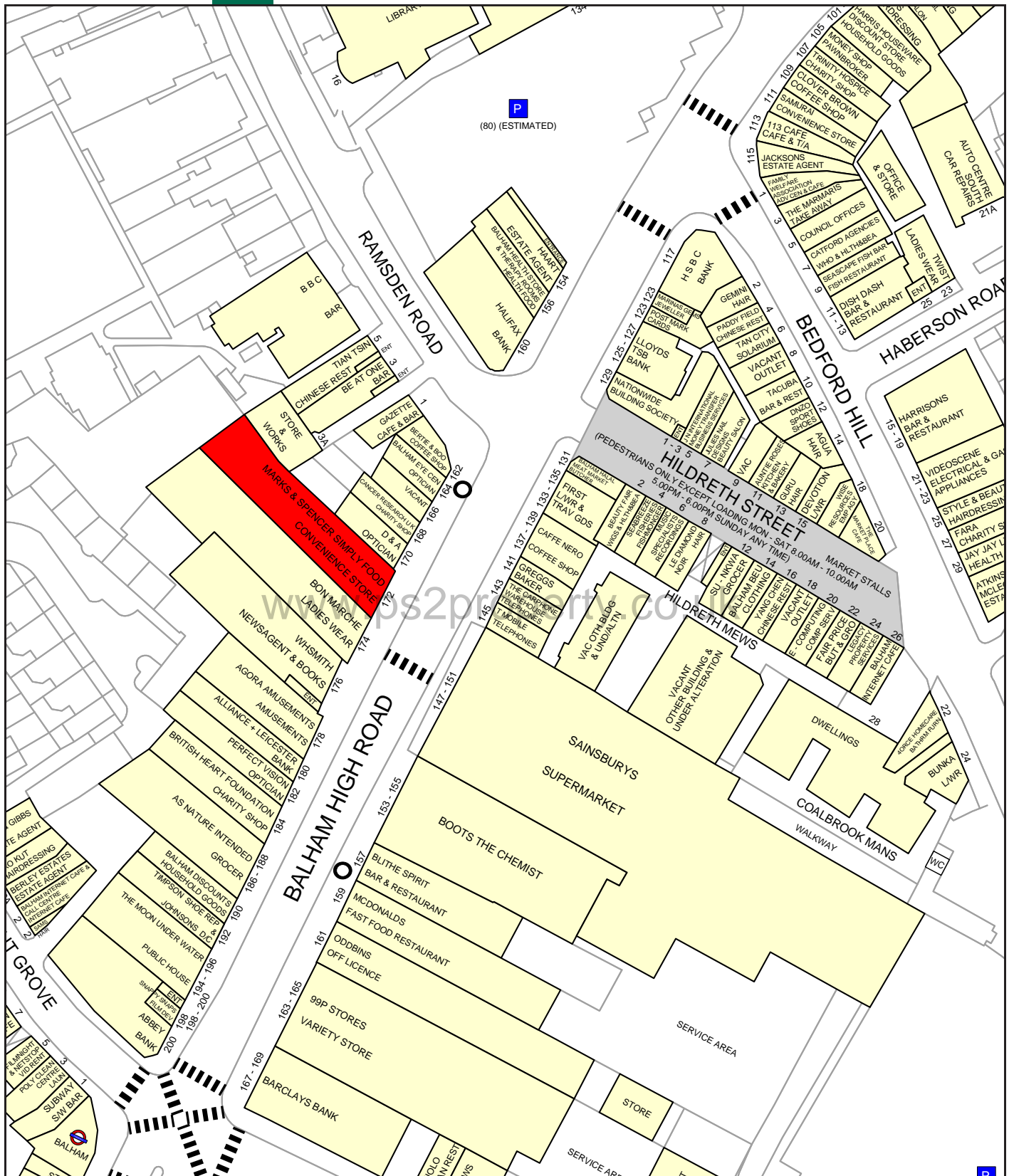
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