



162 Balham High Road

London, SW12 9BW

For Sale – Rare Commercial Investment Opportunity in the heart of Balham.

1,258 sq ft
(116.87 sq m)

- Ground and basement let to Edward James Salon & Spa Limited at £70,000 pa.
- Long Income Investment with 10 years unexpired.
- Open market rent reviews every 5 years.
- A copy of the lease is available on request.
- Impressive footfall.

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Summary

Available Size	1,258 sq ft
Price	£925,000 Guide Price
EPC Rating	Upon enquiry

Description

The property is currently let to an established and successful hair salon (Edward James Salon and Spa Limited) by virtue of a 15-year lease contracted outside of the LTA 1954 Act. The rent passing is £70,000, with rent reviews every 5 years from the commencement date. The accommodation is arranged over the ground and basement levels and provides a highly popular destination for the local community. The current occupier has supremely fitted the unit out. A copy of the lease is available on request.

Location

The subject property is a 1-minute walk to Balham Tube Station (Northern Line) and thereby 15 minutes to Oxford Circus. The main high street is brimming with big brand outlets such as TK Max, Waitrose, Pret Manger, Gails, Joe and the Juice. Opposite is the quaint Hildreth Street market, full of boutique shops, bakeries and Balham Soho House.

Terms

Legal Title & Tenure

The Freehold Title is as follows:-

- 162 Balham High Road, London SW12 9BW. (Title Number: TGL15744). This is being sold with the benefit of the occupational lease.

Services:

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

AML: The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings:

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC:

To be confirmed.

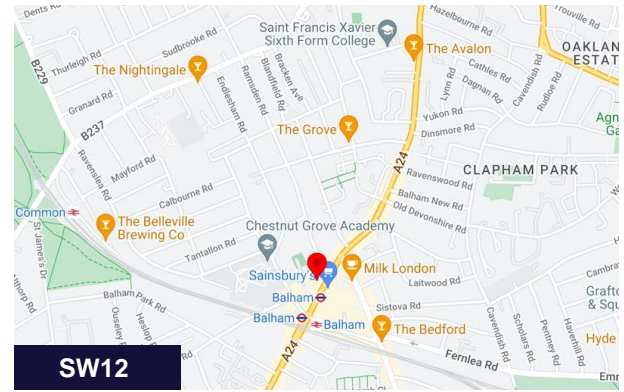
VAT:

Not Applicable.

Method of Sale:

The property is to be sold by way of Private Treaty with a guide price of £925,000. (Nine Hundred & Twenty Five Thousand Pounds), exclusive of VAT and subject to contract.

Further information is available via the vendor's Sole Selling Agents, Messrs Winkworth Development & Commercial Investment on 020 7355 0285.



Viewing & Further Information



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Approximate Internal Area:

Commercial Unit 1 GIA = 116.9 sq m / 1258 sq ft

Commercial Unit 2 GIA = 28.7 sq m / 309 sq ft

SOLD OFF - Residential Flat = 91.2 sq m / 1082 sq ft

Communal Hallway GIA = 16.4 sq m / 177 sq ft

Total Building GIA = 253.2 sq m / 2826 sq ft

Total Building GIA (excluding sold-off flat) = 162 sq m / 1,744 sq ft

