

PRIME LEASE FOR SALE

**16 Hildreth Street,
Balham, SW12**

**Fitted Restaurant /
Cafe Opportunity,
with Extract**



LOCATION

The property is located in a prime trading position on Hildreth Street which is an attractive pedestrianised street just off Balham High Road.

Operators in the immediate vicinity include Brindisa, Milk, Blackbird Bakery, The Wine Tasting Shop, Smoke Daddies, Brickwood and Black Sheep Coffee.

ACCOMMODATION

The premises are arranged over ground and basement floors, providing the following approximate areas.

Ground Floor	500 sq/ft
Basement	280 sq/ft
External Seating	180 sq/ft

RENT

£43,000 per annum exclusive.

PREMIUM

Offers in excess of £30,000, for the benefit of the Tenant's fixtures and fittings.

LEASE

The property is held on a lease term to expire in 2033, subject to a tenant option to break in 2028. The lease is contracted inside the L&T Act 1954.

USE

A variety of uses will be considered within Class E of the Use Classes Order.

RATES

Rateable Value	£21,000
Rates Payable 24/25	£10,230 per annum

Please note that interested parties may qualify for rates relief. Interested parties are advised to make their own enquiries with the Local Authority.

COSTS

The incoming tenant to pay the tenant's costs in connection with the transaction.

EPC

Available on request.

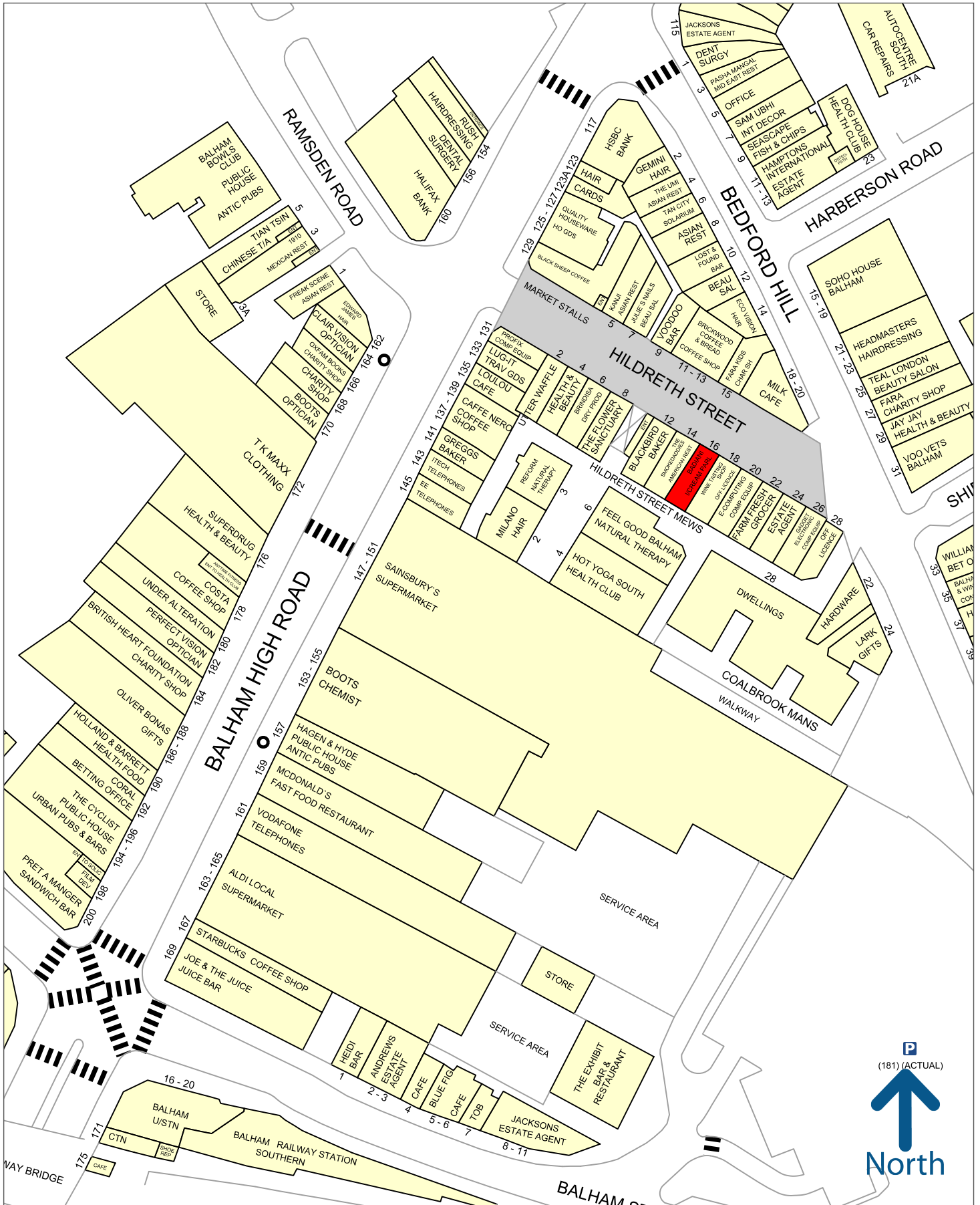
VIEWINGS:

Strictly through sole agents, Blanchflower Lloyd Baxter.

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50 metres

Experian Goad Plan Created: 21/11/2024
Created By: Blanchflower Lloyd Baxter