

BALHAM
NEW PREMIUM FREE LETTING
BAR/PUB/RESTAURANT – MAY SPLIT
MAY SUIT ALTERNATIVE USES - STP



(Historic photo)

96-100 BALHAM HIGH ROAD, LONDON, SW12 9AA

- Excellent location, a few doors from Nando's and close to Waitrose
- Premises Licence permitting 1.00am alcohol sales Friday and Saturday
- Partially fitted out.
- Ground floor and basement, gross internal area approximately 557 sqm (6,000 sq ft) – may sub-divide
- Outdoor trade area to the front.
- Nil premium.

RENTAL OFFERS INVITED FOR A NEW LEASE – Terms to be agreed

SUBJECT TO CONTRACT – Sole Letting Agents

LonL420

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Location

The property is situated on Balham High Road, a short walk from the Underground and overland train stations. Balham is a thriving commercial centre with several branded and independent restaurants and pubs, Nando's is situated very close by, with Waitrose just beyond.

A location is plan attached.

Description

The Premises are set out over ground floor and basement, with a small first-floor plant area and outdoor trade area to the front. The ground floor comprises a partially fitted-out trading area, part of which is at a slightly raised level, the space benefits from large opening doors to the front. Male, female and disabled customer W/C's are to the rear of the ground floor. The basement provides extensive storage and ancillary accommodation.

The approximate gross internal floor areas are calculated to be: -

Basement	278 sq m (2,990 sq ft)	
Ground Floor	278 sq m (2,990 sq ft)	- Sub-division could be considered
Total	556 sq m (5,980 sq ft)	

The above measurements are for guidance purposes only.
Indicative floor plans are available on request.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The premises licence permits the sale of alcohol between 10.00am and 11.30pm Sunday to Thursday and 10.00am until 1.00am on Friday and Saturday. The permitted terminal opening hour is 30 minutes later.

Planning

From verbal enquiry of the London Borough of Wandsworth it has been established that the property is not listed by English Heritage as being of Special Architectural or Historical Interest. It does not lie within a conservation area.

The property has been used as a bar and restaurant, alternative uses may be considered, subject to any necessary consents.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £72,250.

Tenure

The ground floor and basement are being offered by way of a new, premium free lease, terms to be negotiated.

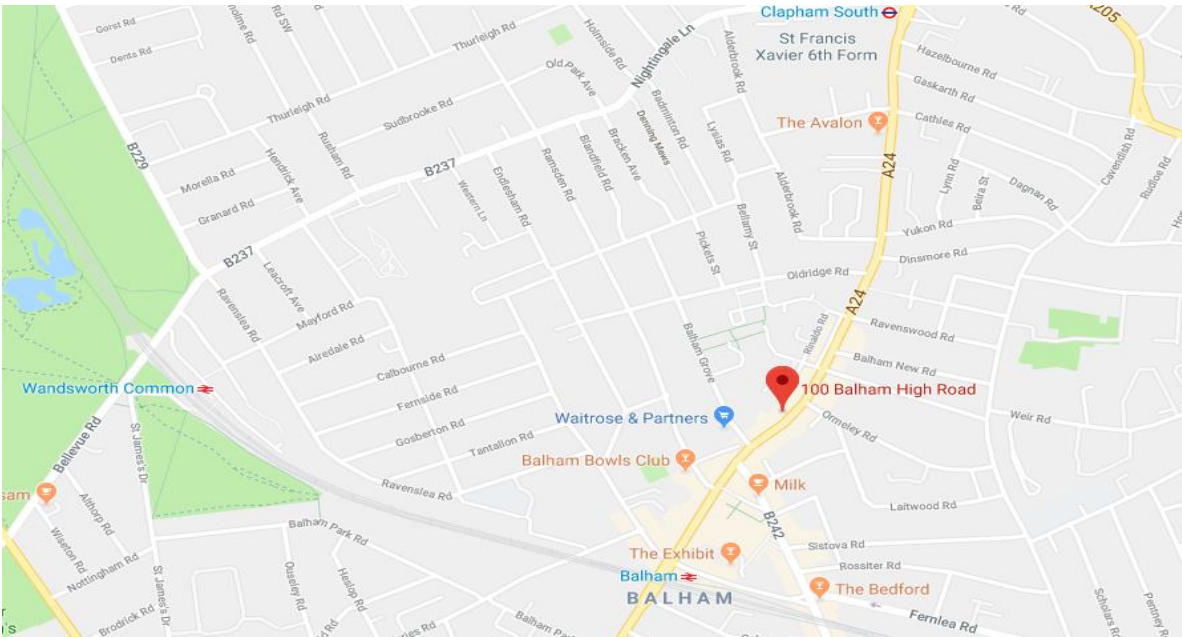
Viewings & Further Information

Viewings are available upon request.

For further information, please contact David Gooderham on Tel: 020 7836 7826 or

Email: david.gooderham@agg.uk.com

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

EPC

An EPC is available upon request

SITE PLAN

