

## Retail Unit To Let

**269 Cavendish Road, London SW12 0PH**

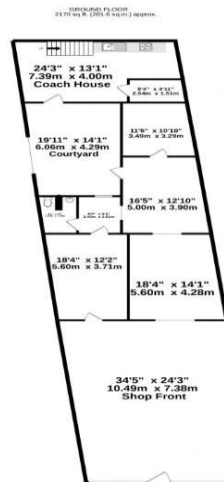
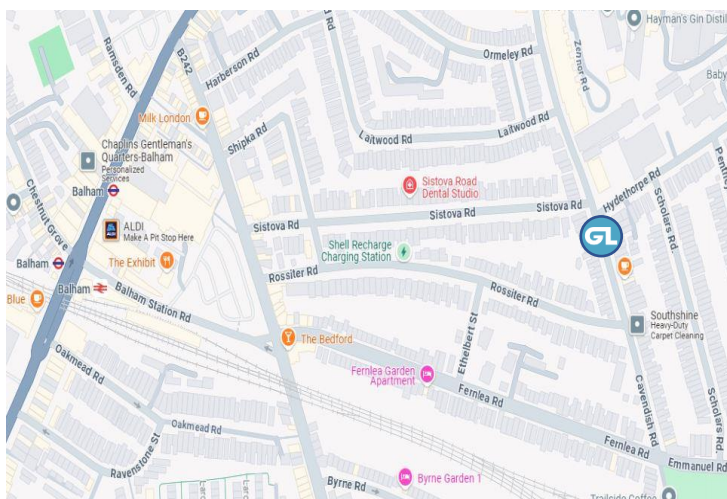
**2,476 SQ FT (230 SQ M.)**

**Location:** The premises are located within walking distance of Balham Underground Station (Northern Line) and Balham High Road (A24). The property is situated on Cavendish Road with return frontage on to Hydethorpe Road. There is a very strong pedestrian footfall and is part of a cluster of around ten shops and several others nearby.

**Description:** This lock up shop is predominantly open plan with extensive storage to the rear, a small kitchenette, WC and benefits from rear access with a small secure yard. There is air conditioning and LED lighting to the retail area and security shutters to the front with reinforced doors to the rear. It may be suitable for a range of occupiers including food users (subject to planning permission).

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|  <b>New Lease</b>                           |  <b>LED Lighting</b>                     |
|  <b>Close To Balham Underground Station</b> |  <b>Extensive Storage</b>                |
|  |  <b>Air Conditioning To Ground Floor</b> |

**[CLICK HERE FOR A VIDEO TOUR OF THIS PROPERTY](#)**



TOTAL FLOOR AREA: 2400sq. ft. (223.0 sq.m.) approx.

**TENURE:** Leasehold

**TERMS:** A new Full Repairing & Insuring lease for a term to be agreed.

**RENTAL:** £25,000 per annum.

**SERVICE CHARGE:** Non applicable – occupier to pay share of buildings insurance.

**VAT:** N/A

**RATES:** The current Rateable Value is £26,250 (Rates Payable is approximately £13,098 per year) – the information can be found [here](#). For the latest Business Rates information about this property, interested parties are advised to contact Lambeth Council on 0208-315-2255.

**EPC:** To be confirmed.

**REFERENCING:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**

Strictly by prior appointment

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