



## Prime Retail to Let

2727 sq ft

47—51 Balham High Road  
London  
SW12 9AW

Rent  
Upon Application

Rateable Value  
£108,000

- \* Rare opportunity to acquire triple space with excellent frontage
- \* Prime Location
- \* Excellent transport links 2 minute walk away from Balham Station

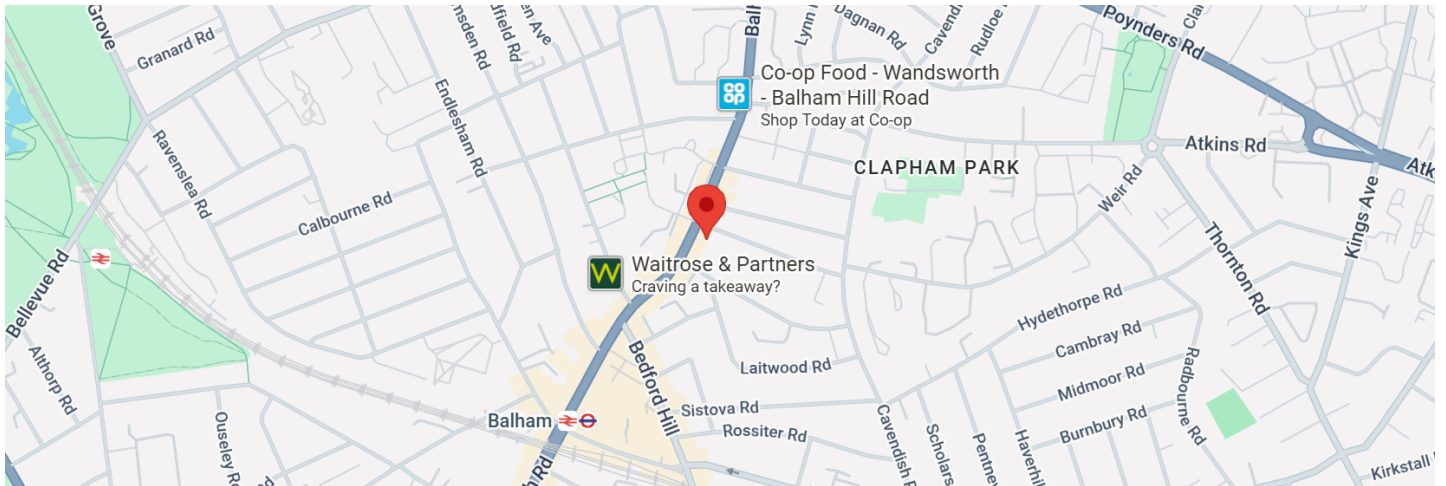
PRIME RETAIL TO LET

## Location

Occupying a commanding position on the west side of Balham High Road. The location benefits from exceptional visibility on a strong footfall high road.

Notable retailers who occupy on Balham High Road include: Waitrose, Oliver Bonas and T.K. Maxx.

The property benefits from superb transport links with Balham Station a 2-minute walk away. Offering the Northern Line and National Rail services.



## Description

47—51 Balham High Road is a triple frontage ground floor retail unit which has the advantage of a return frontage on Old Devonshire Road.

All 3 units are currently occupied together by Balham Beds. They can be let as a whole or separately with the units being easily partitionable.

## Floor Areas

Address	Floor	Size (sq ft)	Size (sq m)
47 Balham High Road	Ground Floor	638	59.27
49 Balham High Road	Ground Floor	625	58.06
51 Balham High Road	Ground Floor	1464	136.01
		2727	253.34

## Lease Terms

Available by way of a new lease direct from the landlord

51 Balham High Road



49 Balham High Road



47 Balham High Road

