

# COMMUNITY USE—TO LET

40 Balham Hill, Balham SW12 9EL



**Use Class:** F2 Planning Use  
**Lease:** New FRI Lease  
**Rent:** £29,000 per annum  
**Size:** 1,049 sq ft/ 97.5 sq m (Total Approx. NIA)  
**EPC Rating:** D (92) - [LINK](#)  
**Rateable Value:** TBC



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## KEY BENEFITS:

- **1,049 sq ft / 97.5 sq m ( Total Approx. NIA)**
- **Incentives available**
- **Affluent location**
- **Shell condition**
- **High levels of footfall and vehicular traffic**
- **Adjoining Co-operative foodstore**
- **Suitable for F2 Planning Use**
- **Available immediately on a new lease (terms to be agreed)**

*In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.*



## Contact Details:

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Regulated by RICS

**SUBJECT TO CONTRACT**

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