



**SITUATION**

Occupying a prominent corner trading position at the junction with Shipka Road, opposite the pedestrianized shopping at Hildreth Street, only a short distance from Balham Underground (Northern Line) and Mainline Railway Stations. Nearby occupiers include **Starbucks, William Hill, Waitrose, Sainsbury's, Hamptons, Pizza Express** and **HSBC** together with a host of popular restaurants and local traders.

Balham is a desirable suburb of London located approx. 3½ miles south of Westminster.

**PROPERTY**

Forming part of a modern corner building comprising a **Ground Floor Estate Agents Office with A2 Use.**

**VAT is applicable to this Lot**

**£52,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

**TENURE**

**Leasehold for a term of 999 years from 1st January 2003 at a ground rent of £200 p.a. rising to £400 p.a. in 2027, £800 p.a. in 2052 and £2,000 p.a. in 2077.**

**ACCOMMODATION**

**Ground Floor Estate Agents Office**

Gross Frontage	32'7"
Return Frontage	35'6"
Internal Width	30'11"
narrowing at rear to	28'0"
Built Depth	44'7"
Sales Area	Approx. 1,105 sq ft
Store Area	Approx. 165 sq ft
WC	

**TENANCY**

The property is let on a full repairing and insuring lease to **Atkinson McLeod Ltd (Estate Agents having 5 branches)** for a term of 15 years from 2nd April 2016 (**in occupation since 2004**) at a current rent of **£52,000 per annum exclusive (previously £47,000 p.a.)**.

**Rent Reviews 2021 & 2026**

**Tenant's Break 2021**

View from the Property



Interior view



**VENDOR'S SOLICITORS**

Shakespeare Martineau – Tel: 01789 416 400  
Ref: Ms Janet James – Email: janet.james@shma.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £500 (including VAT) upon exchange of contracts