

## PROMINENT CLASS E FREEHOLD FOR SALE

# BALHAM

## 128 HIGH ROAD

### Description

Balham is an area in south London, England, mostly within the London Borough of Wandsworth with small parts within the neighboring London Borough of Lambeth.

The subject property is located on a prominent position on Balham High Road nearby to the turning to Balham Grove adjacent to a large **Waitrose** with other nearby occupiers including **Aspire, Oliver Bonas, Chadwick Butchers, Betfred, KFH, Nando's** and **Foxtons**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are currently arranged over a ground floor banking hall with basement storage providing the following approximate areas:

<b>Ground Floor Sales</b>	1,281 sq. ft. (119.01 sq. m)
<b>Ground Floor Ancillary</b>	589 sq. ft. (54.72 sq. m)
<b>Basement Storage</b>	832 sq. ft. (77.30 sq. m)

Both the first and second floor have been sold on a 125-yearlong leaseholds to expire in 2131 and 2142. These currently have a ground rent of £100 pa per lease.

Plans of the accommodation are available on request.

### User

The premises currently falls under Class E use.

### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£825,000**.

*\* In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£56,000
<b>UBR (24/25)</b>	0.546p

All parties are to advised to make their own enquires to the relevant authority.

### EPC

This property has an EPC rating of D. A full report is available upon request.

### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

### Viewing

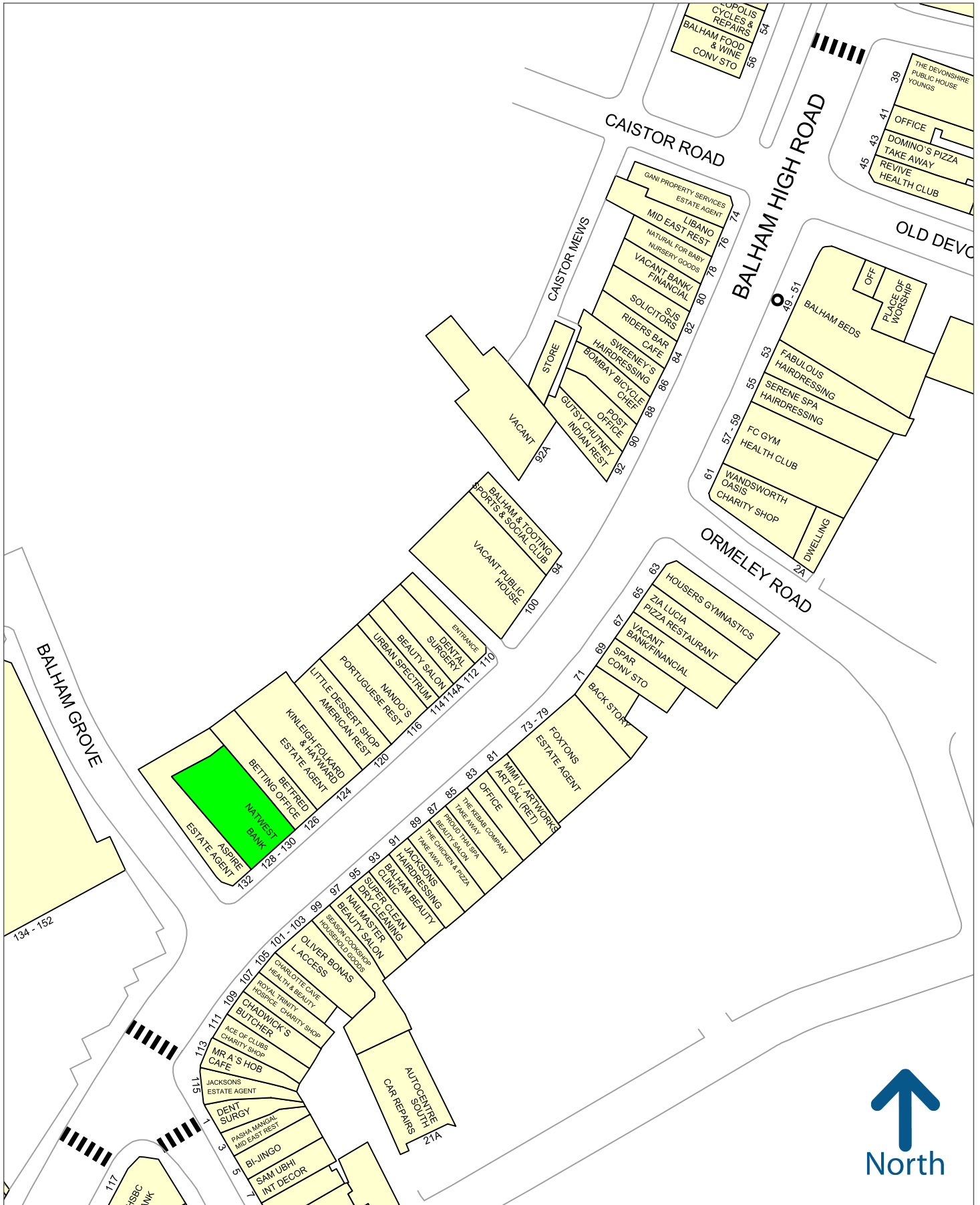
Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

**Mike Willoughby**                **07810 480291**  
mike.willoughby@greenpartners.co.uk

**In partnership with:**





50 metres

Experian Goad Plan Created: 13/06/2023  
Created By: Green and Partners



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