

**180 Balham High Road,
London SW12 9BW**

Prime Affluent High Street Retail Investment – 946 Sq.Ft.



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Investment Summary

- Located in the affluent and vibrant district of Balham.
- The property comprises a ground and basement floor lock up unit, totalling 946 sq ft (87.9 sq m).
- 20 year, guaranteed FRI lease with nearly 8 years term certain.
- Current income: £55,000 pax, with review in less than three years.
- Seeking offers in excess of £805,000, subject to contract, reflecting a Net Initial Yield of 6.5%.

Location

The property is located in the highly sought after district of Balham, in the London Borough of Wandsworth. Located within Zone 3, it is a lively and affluent area with excellent connectivity to central London, and is densely populated with young professionals and those with young families in particular.

As such, retail space has been particularly desirable, especially on Balham High Road, and it has seen strong rental growth in recent years as a result.

The Property

The subject property is prominently located in the heart of Balham's busiest retail parade on Balham High Road. It is situated just 50m from Balham station, connecting it to Central London via the Northern Line and National Rail services. The property benefits from prime pitch and heavy foot traffic 7 days per week.

The property is let to a tech repair shop who have been trading at the site since 2022. Further details are below. The unit sits beneath a development of 5 residential units which have been sold off, and are not part of the sale.

Nearby occupiers include Costa, Holland & Barrett, TK Maxx, McDonalds, Sainsburys, Oliver Bonas, Pret a Manger, Boots, Starbucks & Joe and the Juice.

Accommodation (NIA)

The premises is arranged over the ground and basement floors. It comprises the following approximate net internal floor area(s):

Floor	sq ft	sq m
Ground	402	37.4
Basement	544	50.5
Total	946	87.9

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Tenure

The property is available to purchase either by way of acquiring the freehold, or on a 999-year long leasehold basis, with a view to purchasing the freehold post-completion.

Tenancy

The property is let to Chaps Grooming Lounge Ltd. The lease is guaranteed by Balham Barbers Ltd. Full details are below.

Term: 20 year FRI lease from 19th April 2023, inside the Landlord & Tenant Act 1954

Rent: £55,000 per annum

Rent review: 5 yearly, upwards only to Open Market Rent

Break: Tenant-only, 19th April 2033 & 19th April 2038

Deposit held: £22,000 (equivalent to 4 months + VAT)

A sub-let has been agreed for the basement, to a traditional Chinese Medicine Clinic.

Term: 10 years from September 2025

Rent: £19,500

Break: year 5

Terms

We are instructed to seek offers in excess of **£805,000**, subject to contract, reflecting a net initial yield of **6.50%**, assuming standard purchaser's costs of 5.21%.

EPC

The property has an Energy Rating of C. Certificate available upon application.

Further Information and Viewing

Viewings are by appointment via Levy Real Estate.

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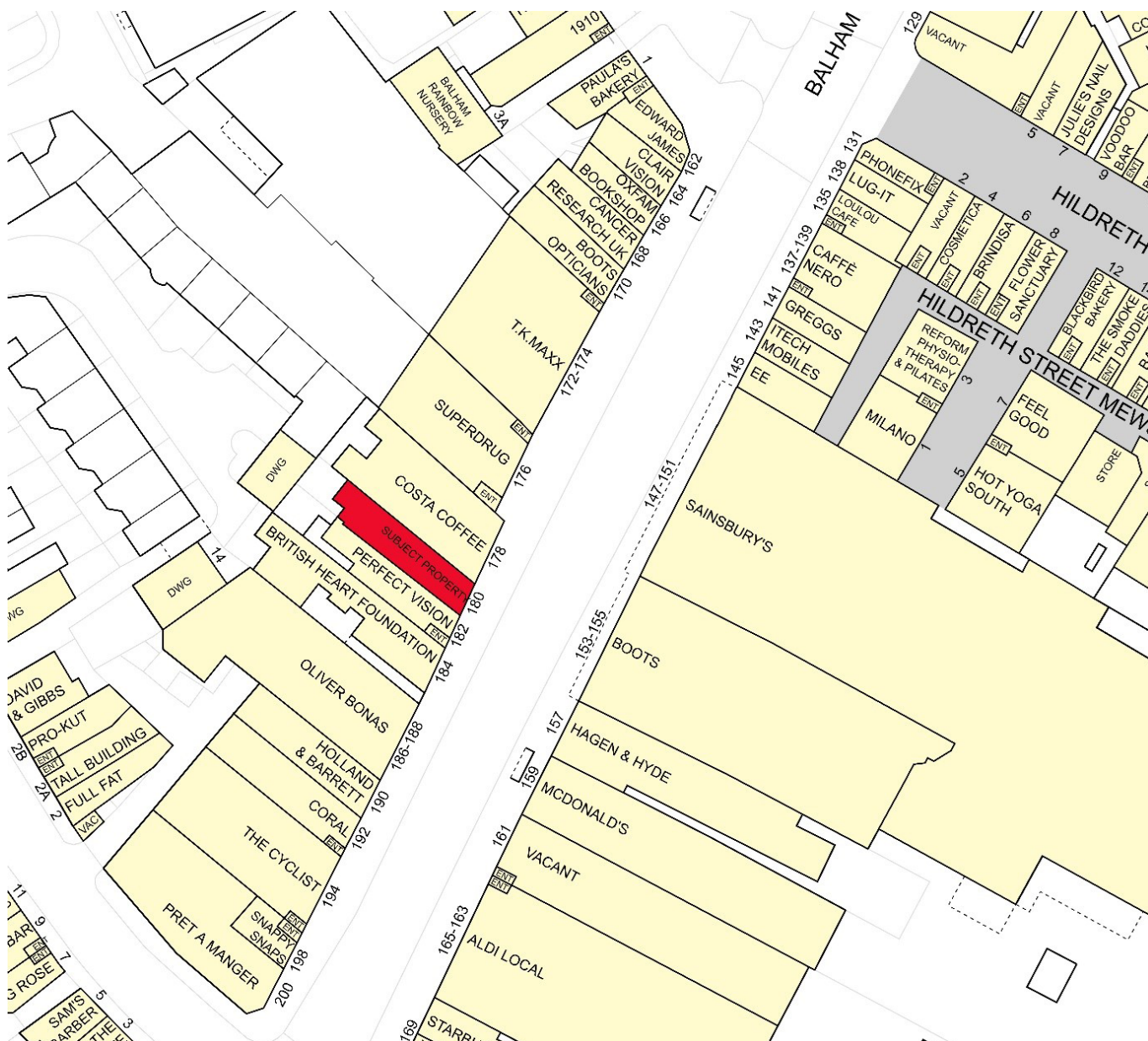


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Location Plan

Not to scale, indicative only.



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