

SHOP/OFFICE PREMISES TO LET (PREVIOUSLY A HAIR AND BEAUTY SALON)

NEW LEASE AVAILABLE



Ground Floor Shop, 57 Lavender Hill, London SW11 5QN

Type

Shop/Office premises to let in a popular shopping parade on Lavender Hill located on the busy main road (A3036) between Clapham Junction and Vauxhall.

Area

Net Internal Area – 500 square feet (46.4 square metres)

Lease

A brand new Lease for a term of five years and upwards is offered.

Business Rates

Nil Business Rates Payable

Rent

£22,500 per annum exclusive

Further Details/Viewing

Please contact Seamus Mullaney or Carlie Sandys on 020-8399-5381.

smullaney@wallakerscommercial.com or csandys@wallakerscommercial.com

Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

LOCATION:	The premises is located in a popular shopping parade on Lavender Hill on the busy main road (A3036) between Clapham Junction and Vauxhall. Nearby traders include: The Cooperative as well as a varied mixture of eating and drinking establishments and local retailers.
DESCRIPTION:	<p>A Retail Shop/Office premises comprising a Net Internal Area of 500 square feet (46.4 square metres).</p> <p>Features include:</p> <ul style="list-style-type: none">* Modern glazed window display shop frontage* Suspended ceilings with modern spotlight lighting* Modern Ceramic tile floor covering* Kitchenette / Staff Area to rear* Rear Private room/Office* Rear enclosed private patio/yard area* Disabled Washroom facility* Currently fitted out as Hairdressing Salon
PLANNING:	The property has the benefit of Planning Use Class 'E' (including Shop, Office, Café). Applicants interested in possible change of use should make initial enquiries to Wandsworth Planning Department on: 020 8871 6000.
BUSINESS RATES:	Nil Business Rates Payable (Subject to eligibility for Small Business Rates Relief).
EPC:	An EPC has commissioned and will be made available to all interested parties.
LEASE:	A brand new Full Repairing and Insuring Lease for a term of five years and upwards is offered.
RENT:	£22,500 per annum exclusive.
LEGAL COSTS:	Each party to cover their own legal costs in this matter.
FURTHER DETAILS/VIEWING:	Strictly by appointment with Sole Agents, Wallakers Commercial on 020 8399 5381.
	Seamus Mullaney: smullaney@wallakerscommercial.com Carlie Sandys: csandys@wallakerscommercial.com