

## 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.

**Lease**

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

**Rent**

£20,000 per annum exclusive

**Area**

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

**Business Rates**

Nil Business Rates Payable

**Further Details/Viewing**

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

- 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:** A Retail Shop/Office premises comprising a Net Internal Area of 500 square feet (46.4 square metres).
- Features include:
- \* 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:** **£20,000** 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](mailto:smullaney@wallakerscommercial.com)  
Carlie Sandys: [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)