



PROMINENTLY POSITIONED RESTAURANT TO LET



**47 Balham Hill, Clapham South
London SW12 9DR**

1 Hardwick's Square, Wandsworth, London SW18 4AW
t. 020 7198 8363 e. london@mortimersuk.com



www.mortimersuk.com

Location: Prominently positioned fronting Balham Hill close to its junction with Gaskarth Road. Clapham South Underground Station (Northern Line) is a short walk. It is convenient to all local amenities and other major retailers near by include Tesco and M&S local.

Description: Restaurant arranged over ground and basement with seating and kitchen area at ground floor and toilets and ancillary stores at lower ground floor.

Accommodation: The gross internal floor area is as follows:

Ground floor seating and kitchen	84.4 m ² (909 sqft)
Basement WCs, office and stores	not measured.

Rent: £50,000 pax

VAT: We understand VAT is not applicable to the rent.

Business Rates: Rateable value £17,250
Rates Payable (2011/12) £7,469.25

Interested parties should make their own enquiries to the London Borough of Wandsworth to verify this information.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through joint sole agents:
Mortimers Tel: 020 7198 8363
Kinleigh Folkard and Hayward Tel: 020 8739 2071