



Former Bodeans, 225 Balham High Road, Balham, London SW17 7BQ

Location

The premises are located on the Balham Hight Road on the junction with the popular Ritherden Road. Local operators include Gail's, Foxcroft & Ginger, Dynamo, Camille Thai and Brother Marcus. The area benefits from a significant and affluent residential catchment.

For a better understanding of the location please review [Google Street View](#)

Description

The unit is partially fitted and represents an exceptional opportunity for an independent or start-up operator.

We understand the approximate Gross Internal Area to be:

Ground Floor	267 sq m	2,874 sq ft
Basement	33 sq m	355 sq ft
Total	300 sq m	3,229 sq ft

Tenure

New 10 year lease available on an effective full repairing and insuring terms subject to five yearly upward only open market rent reviews. There will be a development break approximately three years from the commencement date.

Rent

Rental offers in the region of £70,000 will be considered.

Planning and Licensing

The premises benefits from A3 restaurant use. The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Saturday	10.00am to 00.00am
Sunday	12.00pm to 23.30pm

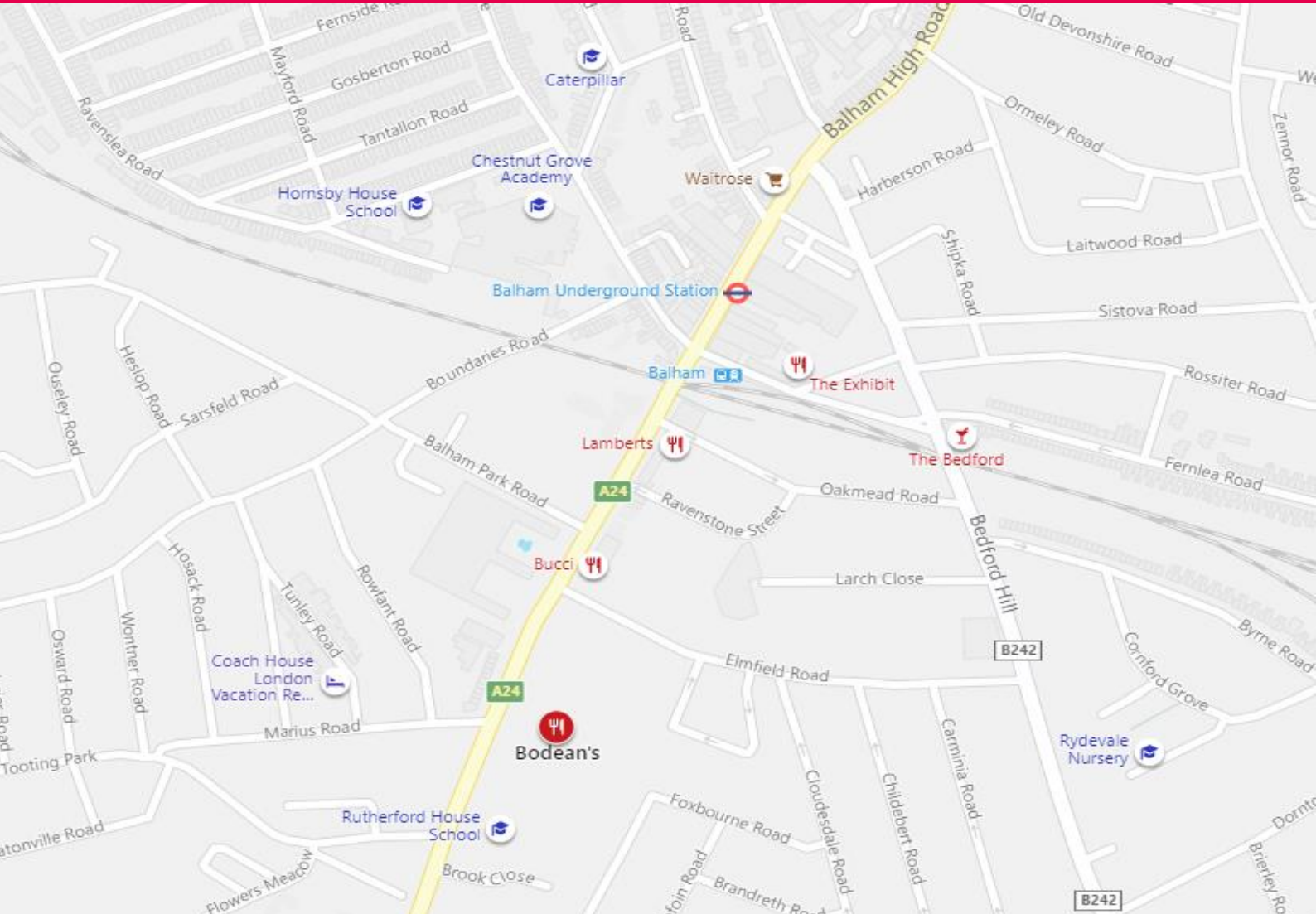
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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