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SHOP, FORECOURT, YARD & STORE WITH VEHICULAR ACCESS TO LET

LOCATED IN A HIGHLY VISIBLE AND ACCESSIBLE POSITION FRONTING CAVENDISH ROAD IMMEDIATELY NEXT DOOR TO A MAGNET KITCHEN AND BATHROOM CENTRE AND AVAILABLE UNDER A NEW LEASE

260 CAVENDISH ROAD
BALHAM SW12 0BT

LOCATION

The property is situated in a prominent position in the cut-through that is Cavendish Road. The property immediately adjoins a Magnet kitchen and bathroom centre and is set back from the pavement line behind a useful forecourt. The surrounding area is a densely populated residential catchment which is increasingly affluent in nature and the property has good access to surrounding areas including the South Circular Road which is just a few minutes away.

DESCRIPTION

The property comprises a ground floor lock up set behind a useful forecourt. The forecourt benefits from a crossover and can either be used for quick stop parking or external display. The property has a modern shop front set behind an electric security shutter, solid floors and the shop area leads out onto an open yard and in turn onto workshop/store space with a separate vehicular access from a side road. The property is considered suitable for a variety of trades and was most recently used by a glazing business.

ACCOMMODATION

Gross Frontage	**4.41m**	**14'5**
Internal Width	**3.50m**	**11'5 widening to 5.18m (17') at the very rear**
Shop Depth	**7.40m**	**24'3**
Sales Area	**31.58m²**	**340 sq ft^2 (approx)**
Yard Area	**52.95m²**	**570 sq ft^2 (approx)**
Workshop/Store Area	**37.62m²**	**405 sq ft^2 (approx)**
Forecourt		

Soil pipe in place pending the installation of a WC

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class A1 (General Retail) of the current Town and Country (Use Classes) Order and would suit a variety of trades. The property was most recently used as a joinery and glazing business but could suit a variety of operations. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£13,000 (thirteen thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.