

# TO LET

## RETAIL UNIT



whozoo.

WANDSWORTH

 328 Balham High Road, London SW17 7AA

Price **£16,000**  
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

2,019 FT<sup>2</sup>



Tenure

LEASEHOLD



Borough

WANDSWORTH



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



NO

### Local Train Stations



Tooting Bec (0.04 miles)  
Balham Underground (0.6 miles)  
Balham (0.6 miles)

### Local Amenities



Balham Leisure Centre (0.2 miles)  
Aldi (0.3 miles)  
Fitness First (0.4 miles)

### VAT Applicable



NO

### Rateable Value

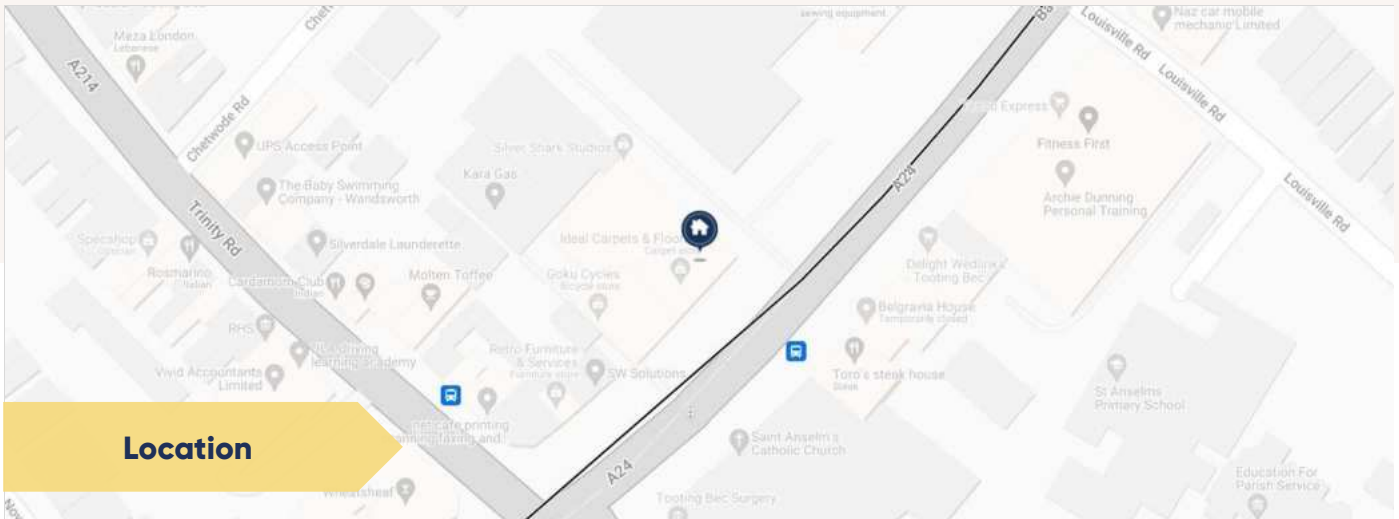


£19,500

### EPC



N/A



### Additional Information

This retail unit was formally operated as a carpet shop and has an open plan layout with a kitchenette, toilet and storage/warehouse space with rolling shutters at the rear. The space is approximately 2,019 sqft in size.

We believe the property is likely to appeal to but not limited to:

- Showrooms
- Offices
- Gyms
- Retail and sales

The property is situated on Balham High Road which sees plenty of footfall throughout the day and Tooting Bec Underground Station is only 157 feet away.

The landlord is offering competitive prices with a flexible lease which will have a landlord break commencing from December 2026.



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Commercial Property, Expertly Done



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