

TO LET

Cash and Carry Premises



GERALDEVE

1222.22 sq m (13,156 sq ft)

External Storage and parking on site. Total site approximately 0.66 acres

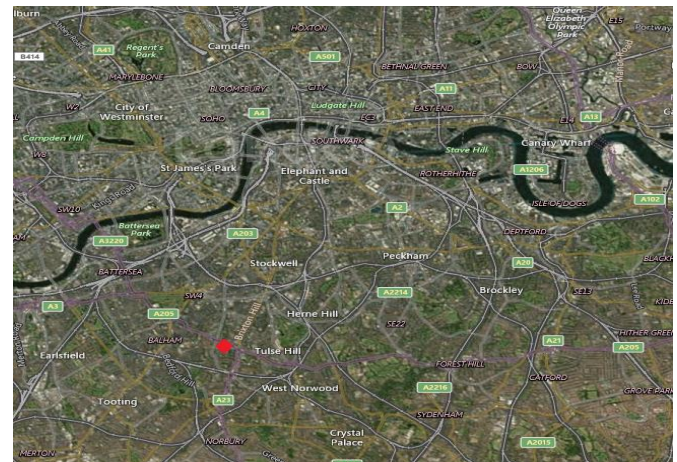
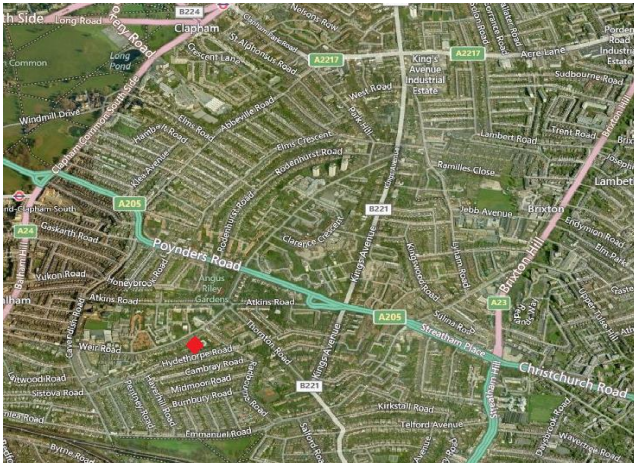


**166 WEIR ROAD,
BALHAM,
LONDON,
SW12 0NG**

Rarely Available Property on Self Contained Site.

Conveniently located for South West and Central London.

- Existing cash and carry use
- Close proximity to large residential population
- Self contained and secure site
- Popular trade counter location
- Numerous public transport routes including Tube and Overground stations



Location

The premises are located on Weir Rd, close to the junction with Rathbone Road. This provides direct access to the South Circular A205. There are a number of local public transport routes including Balham (0.6 miles) Clapham South (0.7 miles) and Streatham (1.2 miles).

Description

The property comprises a detached building with dedicated access road from Weir Road. The property is in the majority of brick construction with the following specification:

- Pitched roof
- 3.75m minimum clear eaves height rising to approx. 6m
- Single electric roller shutter door
- Customer reception and glazed reception
- Separate external stores building
- Ancillary offices, staff changing rooms and welfare
- Ample parking / external storage
- Three phase power and all other mains utilities.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) as follows:

Main Cash and Carry	875.8 sq m	(9,472.4 sq ft)
Reception and Offices	89.2 sq m	(960.3 sq ft)
Ancillary	90.4 sq m	(972.7 sq ft)
Offices / Ancillary	43.2 sq m	(464.9 sq ft)
Offices	91.2 sq m	(982 sq ft)
WCs and Welfare	32.4 sq m	(348.8 sq ft)

Total 1,222.22 sq m (13,156 sq ft)

Terms

The premises are available on a new lease from the landlord.

Terms available on request

Rateable Value

We understand the property is entered in the draft 2017 List as follows:

Warehouse and Premises	£99,000 RV
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All interested parties are advised to make their own enquiries in respect to any rating liability.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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Conditions under which these particulars are issued

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