



51 Falcon Road, London SW11 2PH

TO
LET

910
Sq Ft

£20,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor and basement corner unit in a modern building, previously operating as a dentist surgery. Whilst we understand the space can be reconfigured/opened up completely the current layout has the main reception area leading onto a ground floor surgery / treatment room, 2 x WC's and a kitchenette. The basement has two further treatment rooms and storage.

We understand the property currently has E use.

Rent

£20,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC VAT
E TBC

LTA 1954
Negotiable

Local Authority
LB Wandsworth

Utilities
A/C, Single Phase Elec,
Gas

Accommodation

	Sq M	Sq FT
Ground:	48.62	523
Basement:	35.96	387
Total (GIA):	84.58	910

360 Tour and Floor Plan Available

Business Rates

Rateable Value: £12,500
Rates Payable (23/24): £6,238 pa

With Small Bus Relief: £1,040 pa*
With 75% Retail Relief: £1,560 pa*
With both Reliefs: £260 pa*

*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

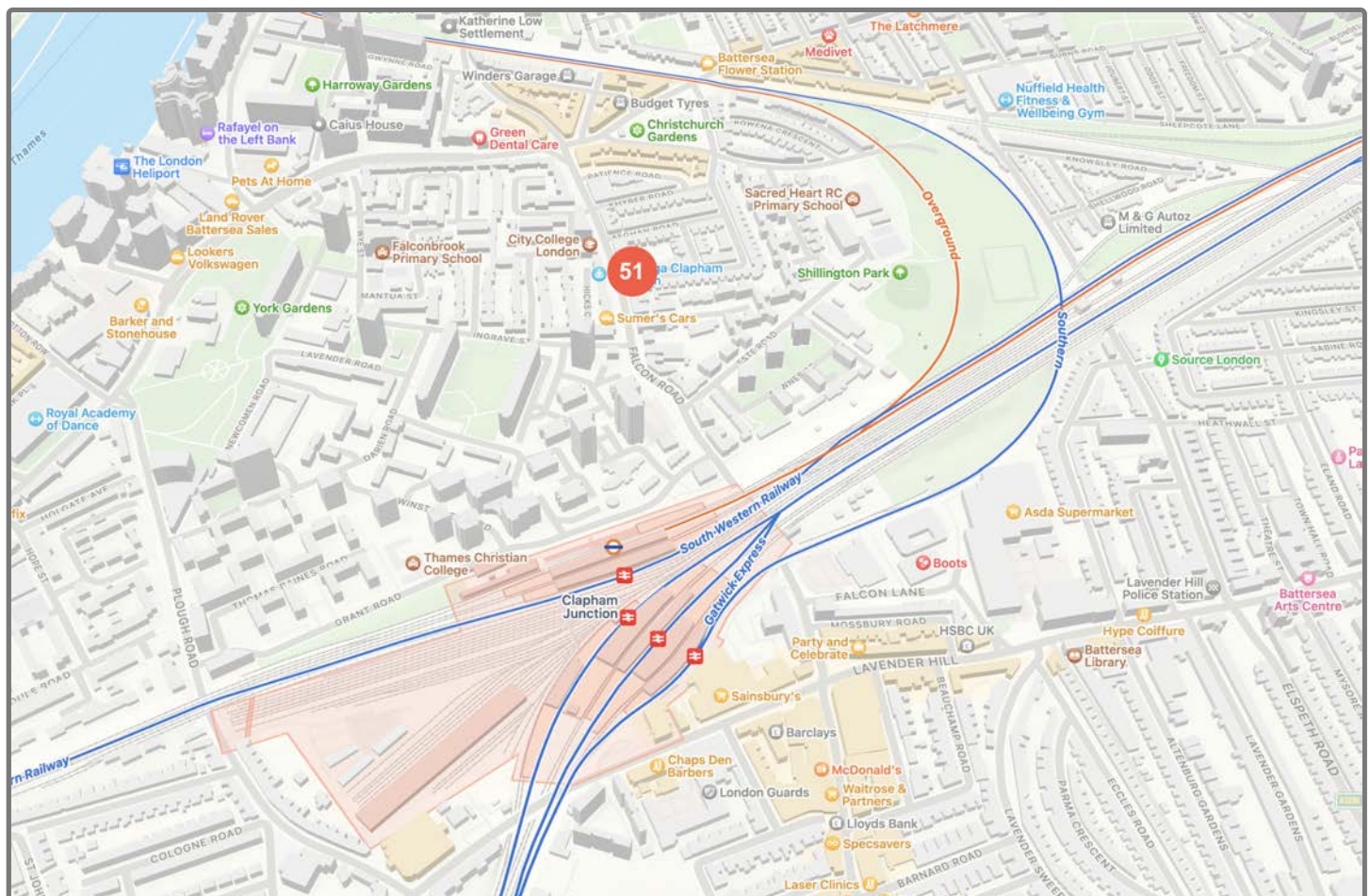
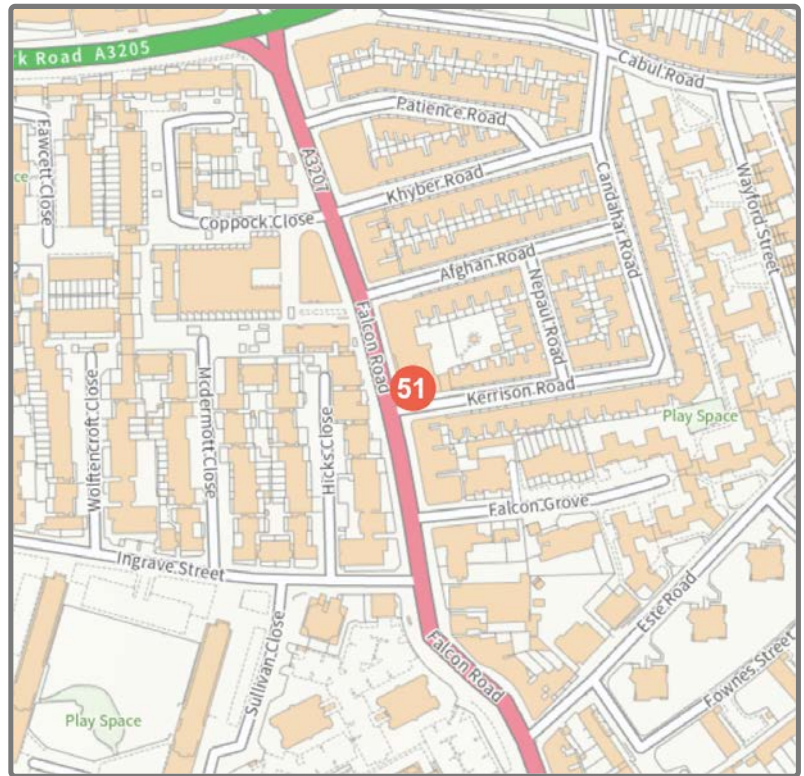
1 Princes Close
Clapham Old Town
London
SW4 0LG

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Location

The property is located on the corner of Falcon Road and Kerrison Road in the Battersea Park area of SW11 South West London.

Clapham Junction is 0.25 miles to the South (a 5 minute walk) providing mainline rail services and the overground line. There are multiple bus routes operating along Falcon Road.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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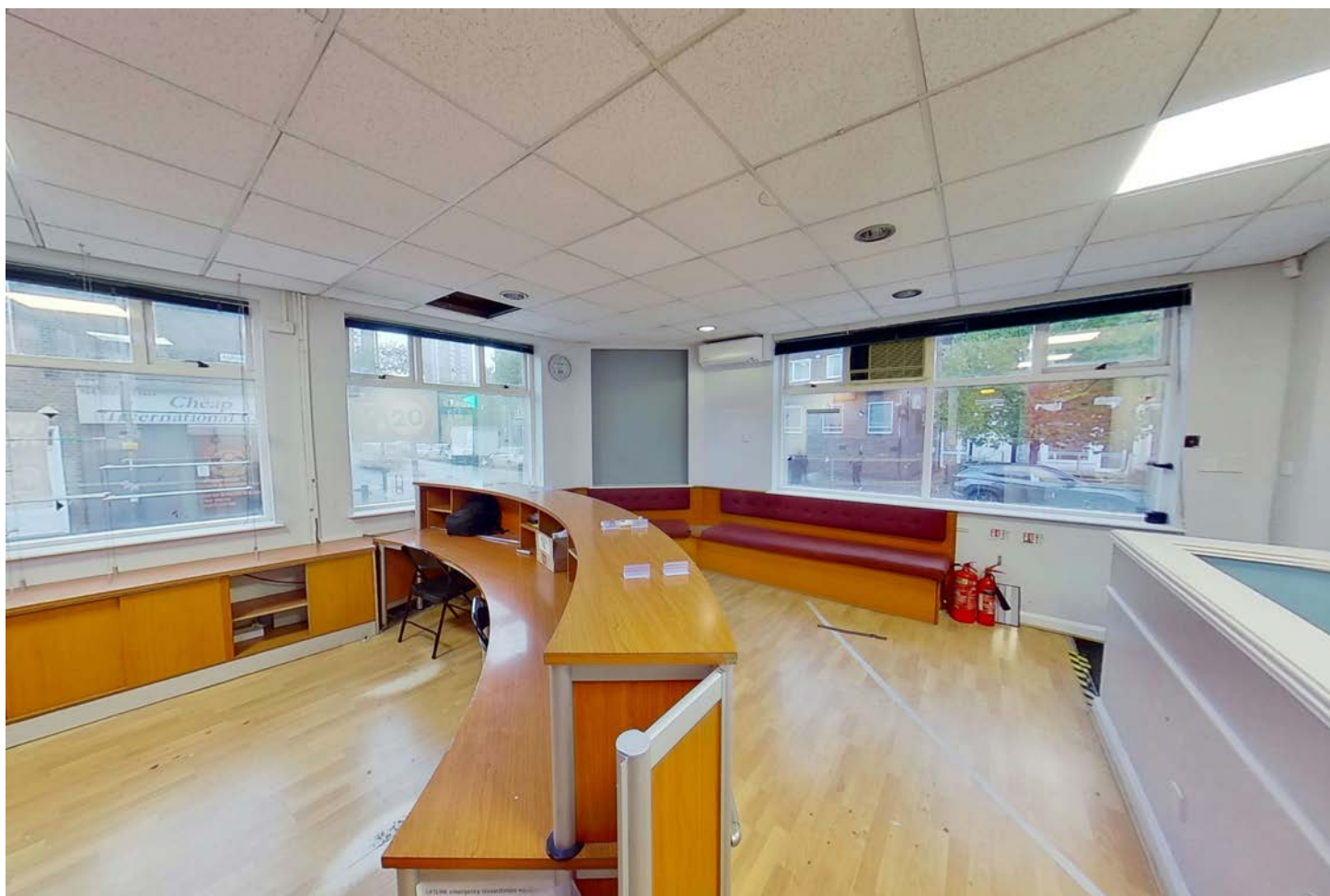
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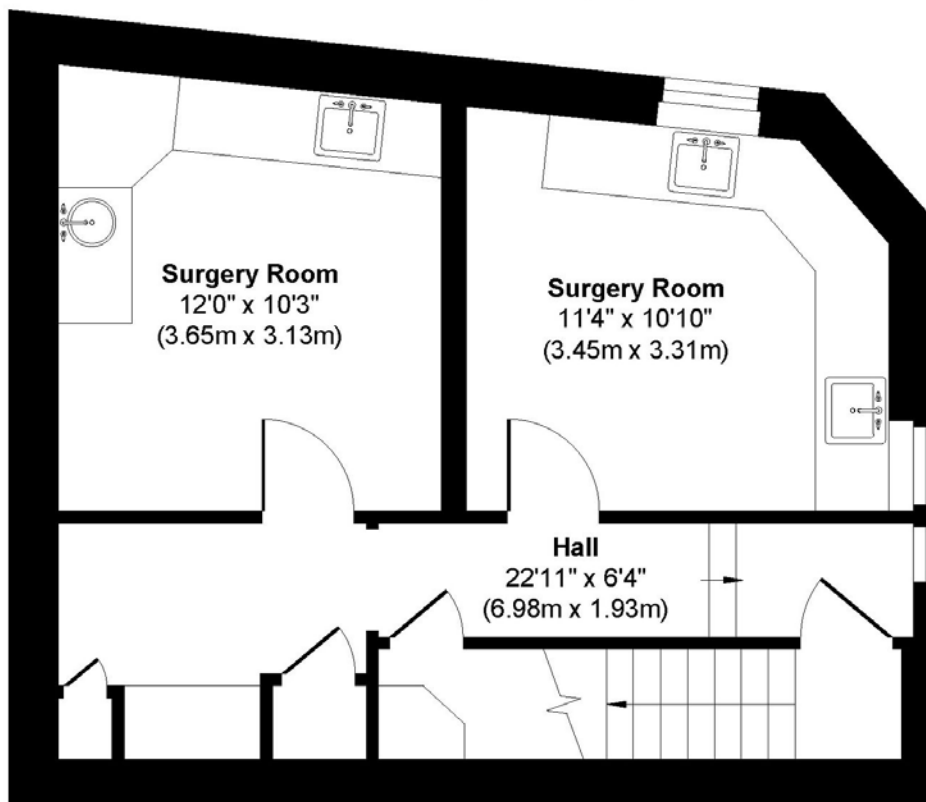
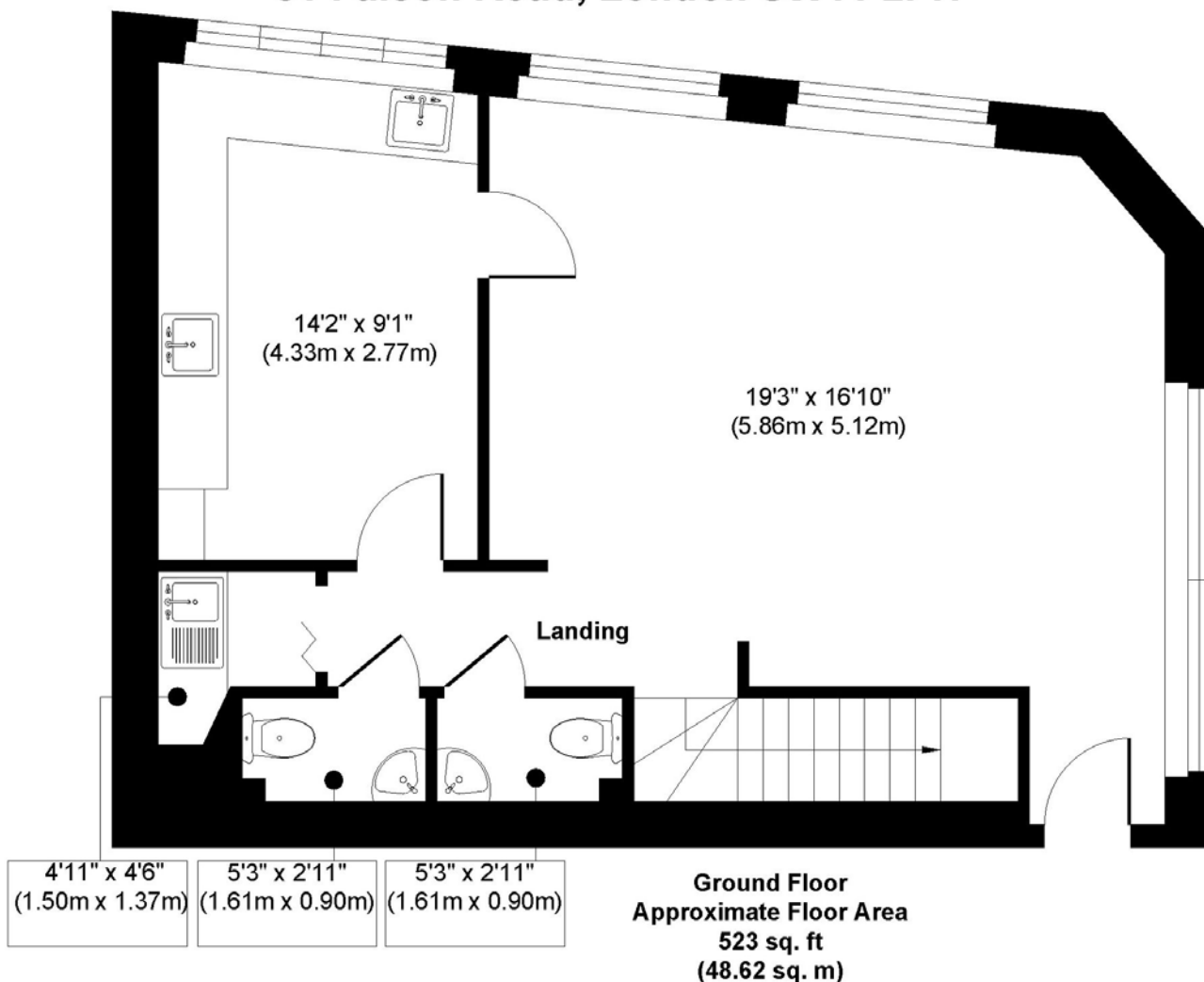
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Basement
Approximate Floor Area
387 sq. ft
(35.96 sq. m)

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Chartered Surveyors

Approx. Gross Internal Floor Area 910 sq. ft / 84.58 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property