



16 THE BOULEVARD, BALHAM, LONDON,  
SW17 7BW

*£30,500 Per Annum*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

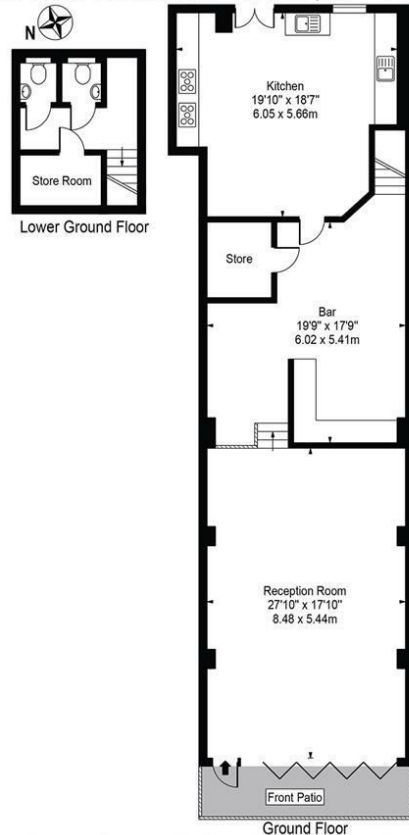
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## The Boulevard, SW17 7BW

Approx. Gross Internal Area 1342 Sq Ft - 124.68 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

### Description

The restaurant has a capacity of up to 60 covers. It also offers outdoor space for al fresco dining, along with a fully equipped commercial kitchen and bar.

### Location

Situated on an affluent high street in South West London just five minutes walk to Balham Station.

Balham Overground offers great links directly to Clapham Junction and London Victoria. The Underground Northern Line service provides links towards Bank.

### Terms

Lease Assignment with 22-years remaining.

Rent: £30,500p/a.

Premium: £125,000.

### Rates

Interested parties are advised to make their own enquiries with the local rating authority

### Viewings

Strictly by appointment Contact Christopher St James  
020 8296 1273



## THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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