

green&partners

# Ballham

11/13 BEDFORD HILL, SW12 9ET

FREEHOLD  
RETAIL  
INVESTMENT  
OPPORTUNITY







## Investment Summary

- The vibrant district of Balham is located in the London Borough of Wandsworth.
- Balham is a south-west London suburb that attracts affluent young professionals to live and work, with a particularly high proportion of 25-44 year olds.
- The property comprises a ground floor lock up with an attractive glazed frontage on to both Bedford Hill and Harberson
- Road arranged over ground and basement totalling **1,659.50 sq ft** (154.16 sq m).
- Countrywide Estate Agents Ltd have recently signed a new lease demonstrating their commitment to the location, providing **4.9 years term certain**.
- Current income of **£65,000 pax**.
- **Freehold**.

SEEKING OFFERS IN EXCESS OF

# £950,000

(Nine Hundred and Fifty Thousand Pounds), Subject to Contract and Exclusive of VAT, reflecting a **Net Initial Yield of 6.5%**, allowing for graduated purchaser's costs.

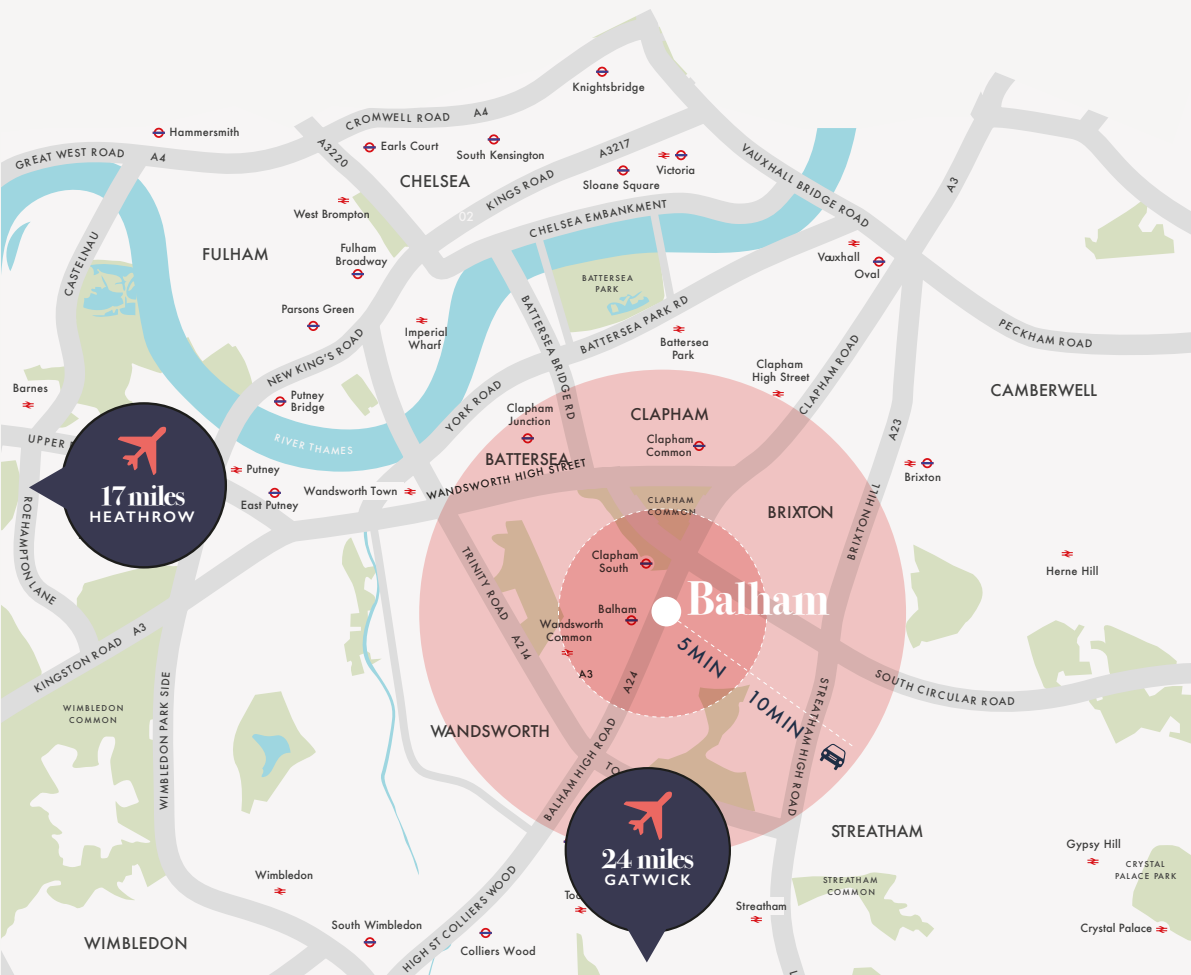


play  
video



# Location

Balham is located in the London Borough of Wandsworth, approximately 5 miles (8 km) south of central London. Balham is a highly desirable area, known for its community feel and thriving high street, making it a key retail and residential hub in south-west London.



▲ Little House Balham: part of the Soho House Group



**5 miles**  
CENTRAL LONDON

Balham is popular with commuters due to its blend of suburban charm and excellent connectivity. It is situated close to major roads like the A24 and the South Circular Road (A205), providing access to central London and the wider London area.



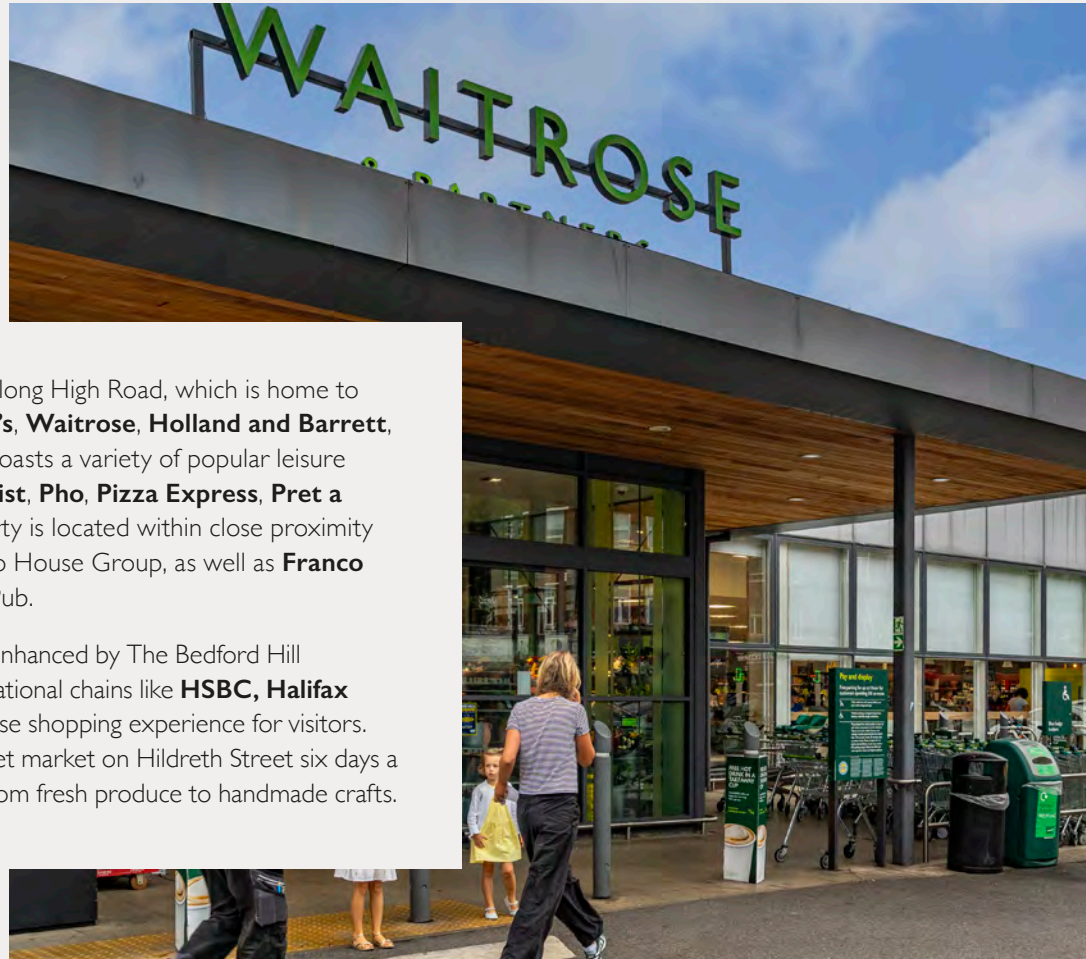
**12 mins**  
LONDON VICTORIA

Balham is served by Balham Station, which offers frequent local and mainline railway services. London Victoria can be reached in as little as 12 minutes, and Clapham Junction is just 4 minutes away. The Northern Line of the London Underground also runs through Balham, providing direct access to the City of London and West End.



# Retailing in Balham

Balham is a thriving retailing and leisure destination, consistently outperforming in terms of occupancy rates, vacancy take-up, and rental growth, making it a resilient and appealing location for investors.



 **230,000**  
CATCHMENT

## DEMOGRAPHIC AND ECONOMIC PROFILE

Balham has a population of 19,000 people and a catchment of 70,000 people within approximately 5-minute drive time. Balham is a sought-after, vibrant, south-west London suburb that attracts affluent young professionals to live and work. **The housing market, both letting and sales, are particularly buoyant.**

There is a high proportion of 25-44 year olds, who are drawn to Balham due to its excellent transport links into central London, metropolitan leisure scene and proximity to other desirable south-west London locations such as Clapham, Tooting, and Wandsworth.

Balham's prime shopping is concentrated along High Road, which is home to major national retailers such as **Sainsbury's, Waitrose, Holland and Barrett, Oliver Bonas** and **Boots**. The area also boasts a variety of popular leisure operators including **The Exhibit, The Cyclist, Pho, Pizza Express, Pret a Manger** and **Megan's**. The subject property is located within close proximity to **Little House Balham**, part of the Soho House Group, as well as **Franco Manca** and the long established Bedford Pub.

Balham's vibrant shopping scene is further enhanced by The Bedford Hill Shopping Parade, which includes a mix of national chains like **HSBC, Halifax** and independent retailers, providing a diverse shopping experience for visitors. Additionally, Balham hosts a lively local street market on Hildreth Street six days a week, featuring a wide range of products from fresh produce to handmade crafts.



# Situation

The premises is known as 11-13 Bedford Hill and is situated in Balham's prime retail area, on the southern side of Balham High Road. It is located opposite and adjacent to Sainsburys and Little House, Balham.



## DESCRIPTION

The property comprises a well configured ground floor lock up retail unit, fronting Bedford Hill, with a return frontage on to the primarily residential Harberson Road. The property has an attractive glazed frontage.

The first, second and third floors are sold off on long leases and utilised as residential flats, accessed via an entrance on Harberson Road.







**Freehold**  
TENURE



**£65,000 pax**  
TOTAL PASSING RENT



HERE  
WHENEVER  
YOU NEED US

# Accommodation

The premises are arranged over ground and basement floors, providing the following approximate areas:

<b>GROUND FLOOR SALES</b>	972.50 sq ft	90.34 sq m
<b>BASEMENT ANCILLARY</b>	687 sq ft	63.82 sq m
<b>TOTAL</b>	<b>1,659.50 sq ft</b>	<b>154.16 sq m</b>

## TENANCY

The ground and basement floors have been let to Countrywide Estate Agents Ltd in its entirety on a 5 year lease from 8th August 2024 expiring on 7th August 2029. The tenant benefited from 6 months rent free (to be topped up by the vendor).

The vendor secured a 25% rental increase at the recent lease renewal, underlining the strong fundamentals and growth prospects for the pitch. The upper floors have been sold off as residential apartments on long leases as peppercorn rentals.



# Covenant Hamptons

Countrywide Estates Agents is a leading provider of estate agency, lettings, mortgage services and conveyancing services across the UK residential property market. Operating through 654 branches, the company trades under prominent brands such as Bridgfords, Taylors, Slater Hogg & Howison, Dixons, Mann & Co, and John D Wood & Co, along with several other smaller, well-established local brands.

ACCOUNTS MADE UP TO ASSETS	TOTAL TURNOVER	PRE-TAX PROFITS	TOTAL ASSETS
30th Sep 2022	£323,627,000	£60,193,000	£97,618,000
30th Sep 2021	£356,835,000	£37,467,000	£82,070,000
30th Sep 2020	£282,305,000	£21,727,000	£72,197,000



## VAT

The property has been elected for VAT.

## EPC

39 B

## ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

# Hamptons Ballham

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[VIEW DATA ROOM ►](#)

## Proposal

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# £950,000

(Nine Hundred and Fifty Thousand Pounds),  
Subject to Contract and Exclusive of VAT,  
reflecting a **Net Initial Yield of 6.5%**,  
allowing for graduated purchaser's costs.



## Contact

For further information or to arrange a viewing, please contact the sole selling agents:

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### Misrepresentations Act:

The agents for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of The agents or the vendors or lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The agents cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The agents (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) except in respect of death or personal injury caused by the negligence of The agents, its employees or servants, The agents will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently. SEPTEMBER 2024