

A3/ A5 RESTAURANT / TAKEAWAY TO LET

918 SQ FT (194 SQ M)

KALMARS

COMMERCIAL

2 Shad Thames, SE1

020 7403 0600

www.kalmars.com



326 WALWORTH ROAD, LONDON, SE17 2NA

A3/ A5 RESTAURANT / TAKEAWAY TO LET

918 SQ FT (85 SQ M)



LOCATION

Located on busy Walworth Road, the property benefits from high footfall and busy passing traffic.

The local parade of shops include national retailers such as Marks & Spencer, Superdrug and Tesco's Express, as well as a number of independent operators.

Locally, £3 billion has been invested into Elephant and Castle's regeneration, which is helping create 450,000sqft of retail space and a new transport hub.

COSTS

Rateable Value:

The rateable value is £31,750 per annum (2017).

Service Charge:

Service charge is yet to be confirmed.

Legal Costs:

Both sides will be responsible for paying their own legal costs.

DESCRIPTION

The A3/A5 permits restaurant or takeaway use. The ground floor retail area measures 918sq ft and benefits from a large extraction fan, dual aspect frontage and roller shutters.

Both the residential and retail areas are in need of refurbishment.

RENT

Seeking offers in the region of £45,000 per annum.

SIZE

The unit measures 918sqft (NIA) in total.

VIEWING

By appointment through sole agents.

VAT

VAT is applicable on the property.

CONTACT

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