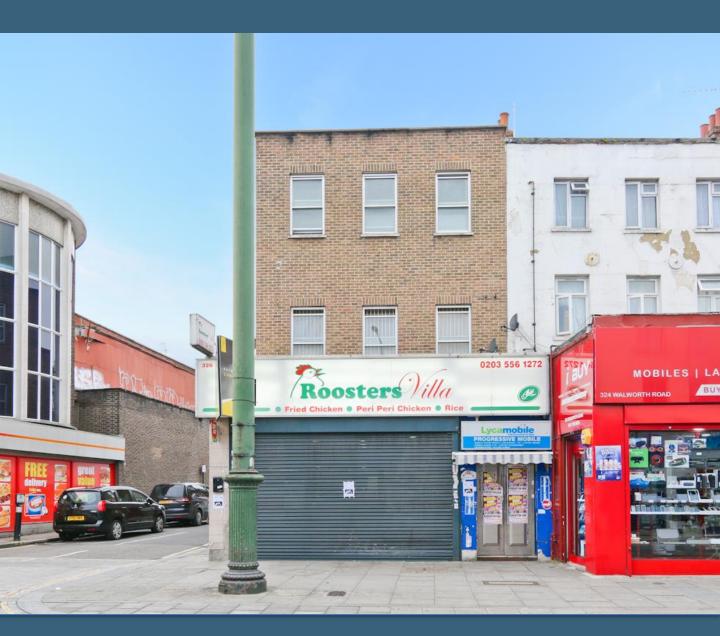
# A3/ A5 RESTAURANT / TAKEAWAY TO LET

918 SQ FT (194 SQ M)





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

KALMARs COMMERCIAL

Gregory Giessen 0207 403 0600 gregg@kalmars.com

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