

313-327

RAILTON ROAD
HERNE HILL STATION
LONDON SE24 0JN

A1/A3 UNITS TO LET



LOCATION

The redeveloped parade of retail units are located on Railton Road, the prime pitch of Herne Hill, close to the entrance of Herne Hill Overground Railway Station. The Station's annual entry and exit passenger numbers for 2017 were circa 3 million persons.

Herne Hill is an affluent London Village with a number of established national and local shops, restaurants, pubs and bars in the area. The units are situated on the semi pedestrianised part of the road, linking the busy Half Moon Lane to the station. Railton road is also home to the popular Herne Hill Market on Sundays.

Operators in the near proximity include Llewelyns, Blackbird Bakery, Pizza Express and The Half Moon Public House (Fullers), The Commercial, Sainsbury's Local, Dugard and Daughters.

The units are formed of attractive Victorian buildings at the front and upper parts extending into arch space to the rear of the ground floor. The arch space is fully lined to prevent any water ingress and keep the units dry.

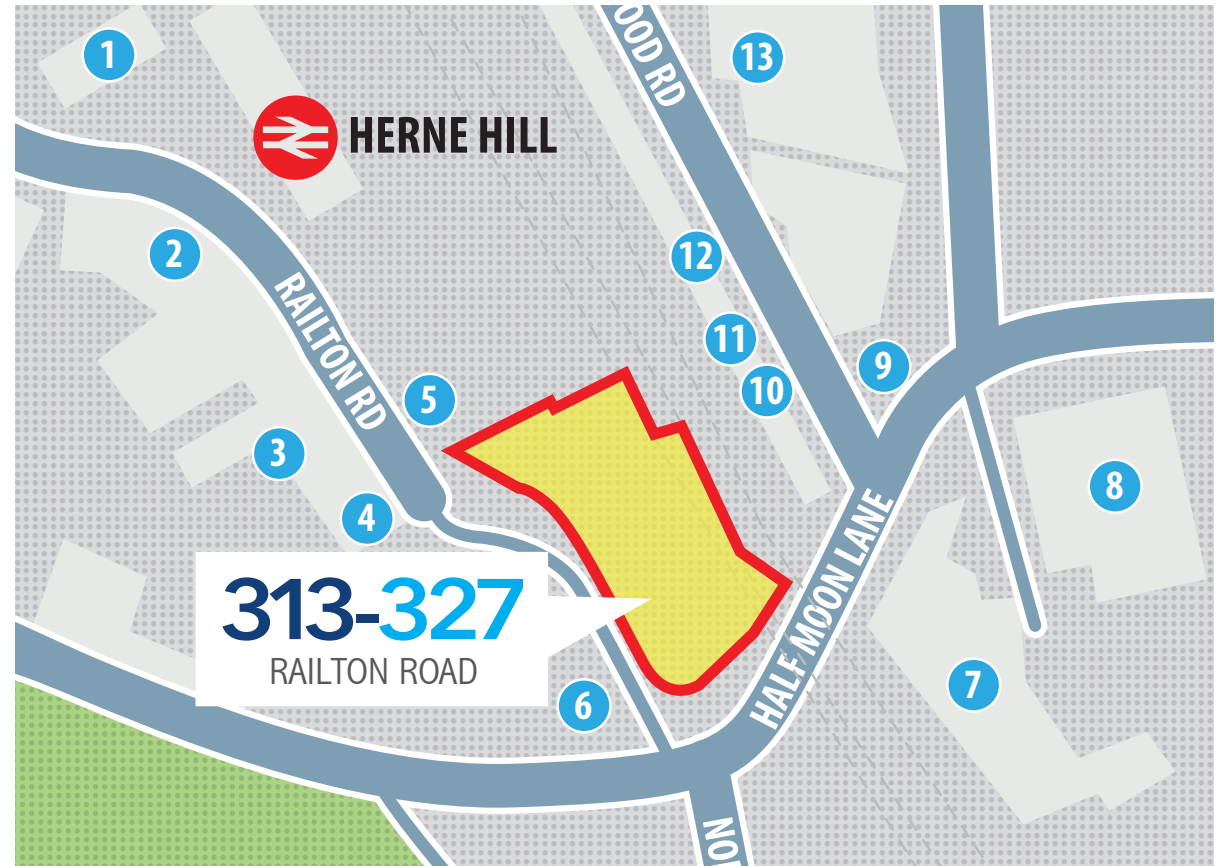
ACCOMMODATION

The proposed accommodation are in the process of being refurbished. The 6 new units will have A1 planning consent save for 319-321 Railton Road, which has an A3 consent.

The proposed Gross Internal Areas are set out below:

| UNIT NUMBER | GROUND FLOOR | UPPER PARTS | TOTAL |
|-------------------|-------------------------|-------------------------|-------------------------|
| 313 | 1,433 sq ft 133 sq m | | 1,433 sq ft 133 sq m |
| 315 | 315 sq ft 29 sq m | | 315 sq ft 29 sq m |
| 317 | 1,307 sq ft 121 sq m | | 1,307 sq ft 121 sq m |
| 319-321 (A3 Unit) | 1,452 sq ft 135 sq m | 865 sq ft 80 sq m | 2,317 sq ft 215 sq m |
| 323-327 | 1,289 sq ft 120 sq m | 1,170 sq ft 109 sq m | 2,468 sq ft 229 sq m |
| Arched Unit | 448 sq ft 42 sq m | | 448 sq ft 42 sq m |

The unit will be handed over in shell specification with new glazed frontages and capped off services. It may be possible to place tables and chairs on the pavement outside, subject to local authority consent.



- 1 Llewelyns
- 2 The Commercial
- 3 Fish & Wine
- 4 Blackbird Bakery
- 5 Off the Cuff
- 6 Wish
- 7 Wild and Lees
- 8 The Half Moon Pub (Fullers)
- 9 Pizza Express
- 10 Seasons of England
- 11 Dough Artisan Bakehouse
- 12 Dugard and Daughters
- 13 Sainsbury's Local

LEASE TERMS

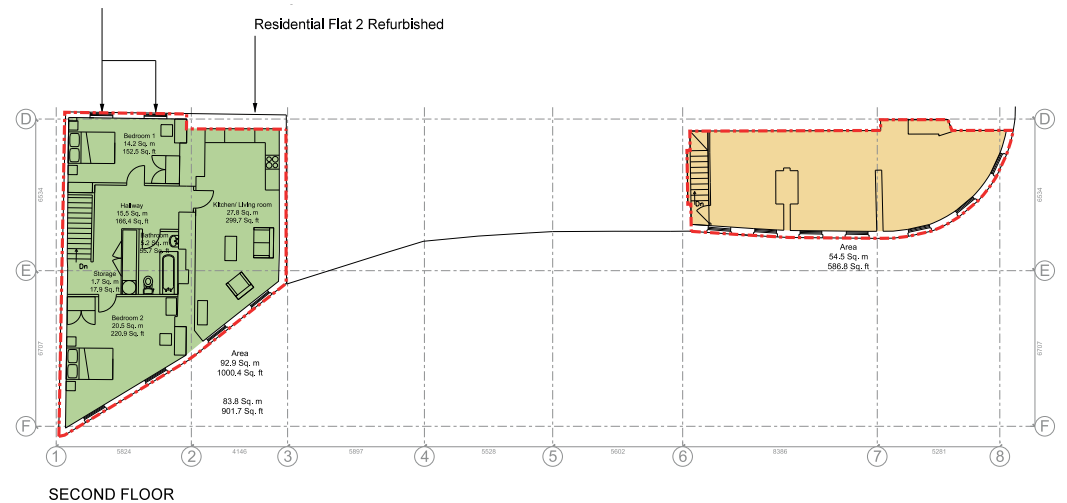
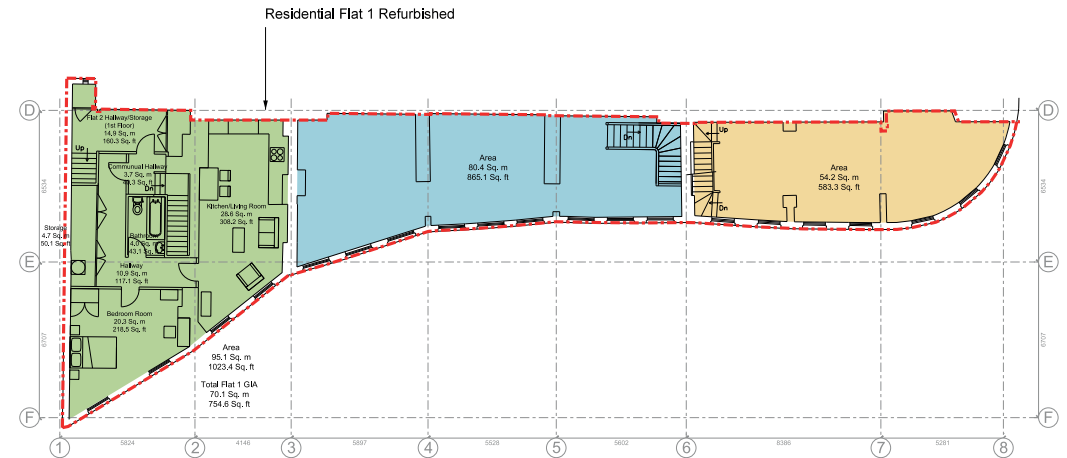
The properties are to be let on new effectively full repairing and insuring leases with five yearly upward-only rent reviews including standard Network Rail break clauses (more details available on request).

QUOTING RENTS

Upon Application

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.



- KEY**
- A1 Use (Retail)
 - A2 Use (Office)
 - A3 Use (Food & Drink)
 - C3 Use (Residential)
 - Site Boundary

VAT

All figures referred to are exclusive of VAT (if applicable).

EPC

Available upon request.

RATES

These units are yet to be reassessed for rating purposes. For further information please contact Southwark Council on: 020 7525 5000

HANDOVER

Available for occupation from June 2018.

VIEWING

Strictly by appointment through sole agents
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