

# A4 UNIT TO LET

3340 SQ.FT. (319.59 SQM)

## KALMARs

COMMERCIAL

020 7403 0600



16 HARPER ROAD, ELEPHANT AND CASTLE  
SE1 6AD

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## LOCATION

The local area is predominantly residential with a host of green spaces, much of which is undergoing regeneration such as Elephant and castle which will provide a multitude of positive impacts for the local area.

The unit is 0.4 miles away from Borough Underground station which services the Northern line. It is also 0.4 miles away from Elephant and Castle Underground station which services the Northern and Bakerloo Lines.

## TENURE

A new lease will be available on flexible terms. Preferable terms will be a 5 year lease.

## DESCRIPTION

The property is a pub set across the ground and basement levels. The ground floor is separated between 3 main rooms with four separate toilet cubicles.

The basement is divided into one large room with three smaller rooms that run adjacent. There is also a garden included within the demise.

## RENT

Seeking offers in the region of £15,000 per annum.

## VAT:

VAT will be applicable on the property.

## VIEWING

By appointment through multi agents.

## COSTS

Rateable Value – Rateable value is yet to be determined.

Service Charge – Service charges are yet to be determined.

Legal Costs – Both sides will be responsible for their own legal costs.

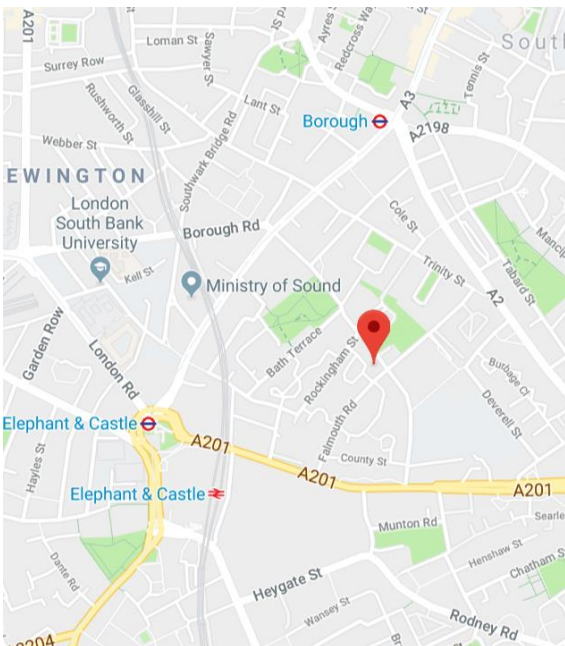
## CONTACT

KALMARs COMMERCIAL

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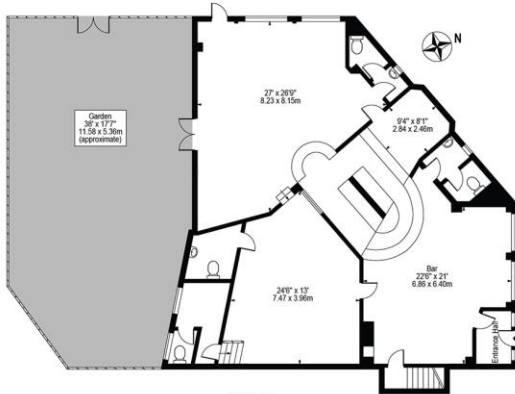
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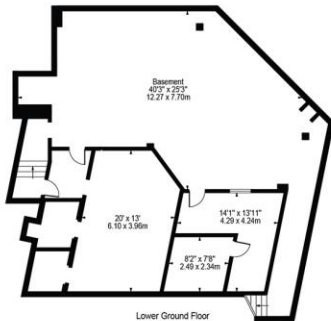
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The William Pub,  
Harper Road, SE1 6AD  
Approx. Gross Internal Area 3440 Sq Ft - 319.59 Sq M



Ground Floor



Lower Ground Floor

For Illustration Purposes Only - Scale 1:150 at A4 - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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.



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