A1 RETAIL - ASSIGNMENT TO LET 890 SQ FT (82.68 SQ M)



COMMERCIAL

020 7403 0600



86 BRANDON STREET, ELEPHANT AND CASTLE, SE17 1ND

A1 RETAIL - ASSINGMENT TO LET 890 SQ FT (82.68 SQ M)

KALMARs

COMMERCIAL

020 7403 0600

LOCATION

Brandon Street runs parallel to Walworth Road. The shop is found within a residential neighbourhood experiencing lots of development.

The unit is surrounded by the Elephant and Castle regeneration, delivering 5,000 new homes, new commercial units and improved transport links.

TENURE

Aassignment of the remaining 14 years lease. Rent reviews are every 4 years with the next scheduled for 2020.

VAT

VAT will be applicable on the property.

COSTS

- Rateable Value is £2,850 per annum (2017).
- There are no service charges on the property.
- Both sides will be responsible for their own legal costs.

DESCRIPTION

The property currently operates as a newsagent with A1 use class. The unit comprises an open plan shop area with a 4m frontage.

The unit benefits from external roller shutters, an airconditioning system and a store area at the back.

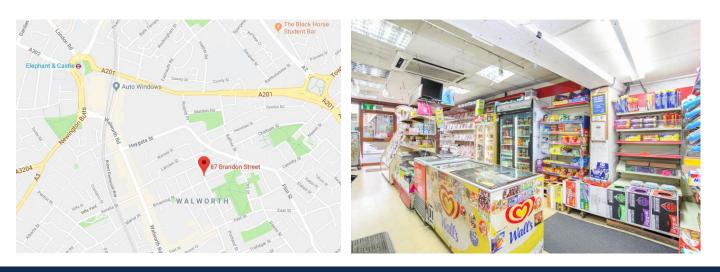
RENT Current passing rent is £12,000 per annum.

PREMIUM Seeking offers in the region of £44,000.

VIEWING By appointment through sole agents.

CONTACT

KALMARs COMMERCIAL Gregory Giessen 0207 403 0600 Gregg@Kalmars.com



86 BRANDON STREET, ELEPHANT AND CASTLE, SE17 1ND

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT