

# A1 RETAIL - ASSIGNMENT TO LET

890 SQ FT (82.68 SQ M)

## KALMARs

COMMERCIAL

020 7403 0600



86 BRANDON STREET, ELEPHANT AND CASTLE,  
SE17 1ND

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## 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

Assignment 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 air-conditioning 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

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## 86 BRANDON STREET, ELEPHANT AND CASTLE, SE17 1ND

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