

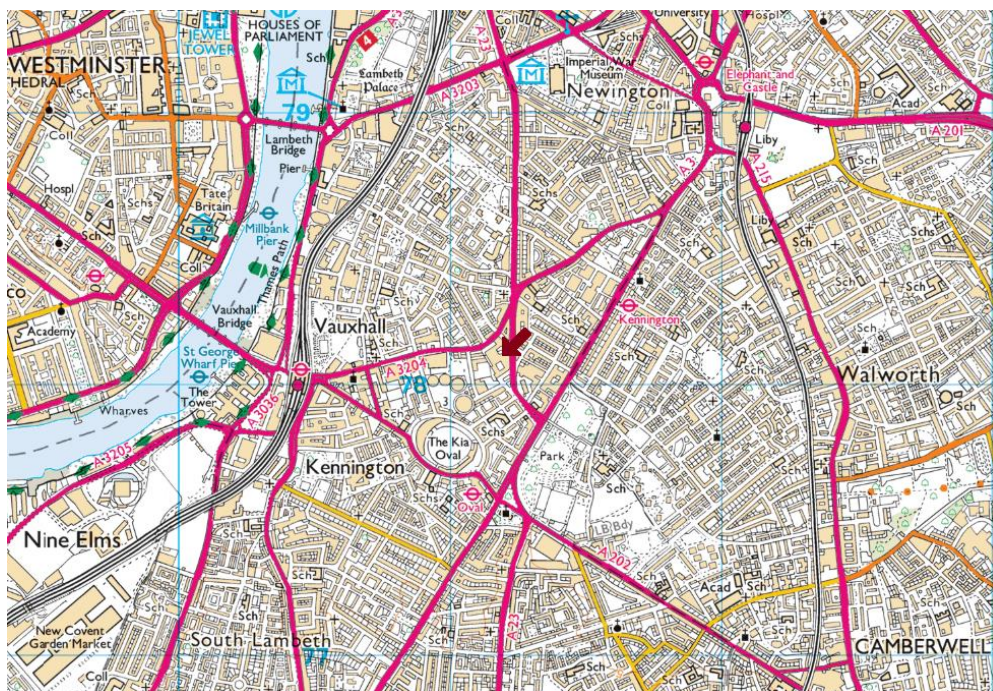
# Ground Floor A3 Unit Lease Assignment

344 Kennington Road  
London  
SE11 4LD



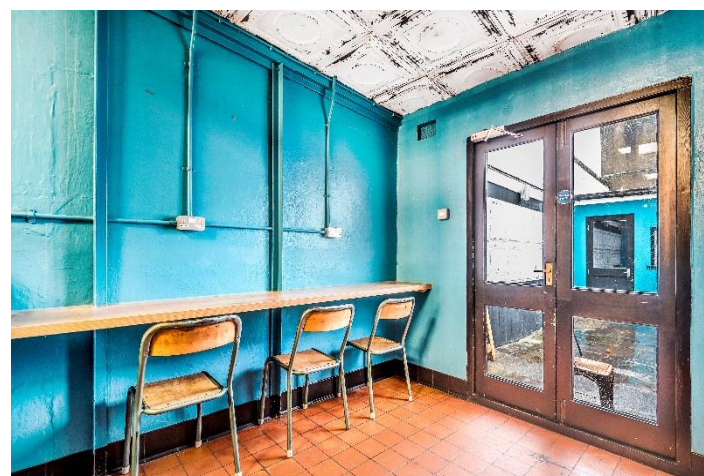
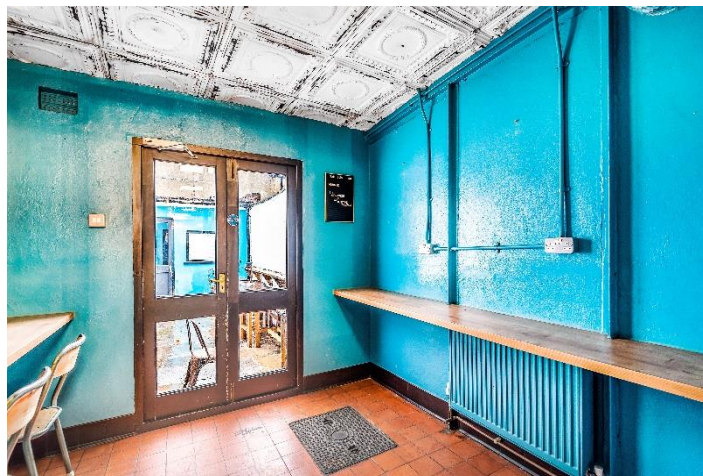
## Location

The property is prominently situated on Kennington Road and benefits from excellent transport links. Positioned close to the unit is Kennington Station (0.4 miles) and Oval station (0.3 miles) which offers access the Northern Line. Kennington Road also allows access to various bus routes which gives access to the following areas: Crystal Palace, Streatham, Kings Cross, Marble Arch and Trafalgar Square.



## Description

The subject property consists of ground floor only Restaurant, there are also two outdoor seating areas at the front and to the rear. Other traders nearby include: Papa Johns, The Cock Tavern, Cycle Fix and Shurgard Self-Storage.



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## Accommodation

The property has the following approximate (NIA) floor areas:

Ground Floor:                      82.9 sqm                      892 sqft

## Terms

The shop is currently let on a 10 year lease from the 1<sup>st</sup> September 2016, expiring on the 31<sup>st</sup> August 2026. The current passing rent is £30,000 Per Annum. The lease is inside the provisions of the Landlord and Tenant Act 1954.

## Planning

A ground floor retail unit within A3 use (Restaurant & Cafes), in accordance with the Town and Country Planning Act 1987 (As amended). The subject property also benefits from an alcohol premises license.

## Tenure

Lease assignment.

## VAT

Not applicable.

## Premium

Offers in the region of £25,000.

## EPC

Available on request.

## Business Rates

We are advised that the correct rateable value is £8,500, tenants are strongly advised to contact the Local Authority (Lambeth) for the appropriate business rates.

### *Further Information & Viewing:*

The following further information is available upon request:

- Energy Performance Certificate

If you would like to make enquiries or wish to inspect, please contact:

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#### Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **January 2019**