

**B1 OFFICE / D1 NURSERY UNIT  
FOR SALE / TO LET**

**493 SQ FT (47.5 SQ M)**

**KALMARs**

COMMERCIAL

020 7403 0600



**81 LAMBETH WALK, LAMBETH  
SE11 6DX**

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## LOCATION

The property is located in Lambeth and is surrounded by a mixture of residential, commercial and cultural properties.

It is 0.4 miles from Lambeth North tube station which services the Northern line and 0.8 miles from both London Waterloo and Vauxhall stations which service rail and further underground lines.

## TENURE

The long leasehold interest will be for the remaining 108 years.

## VAT

VAT will be applicable on the property.

## PRICE

£250,000

## DESCRIPTION

Found within a parade of offices, the unit is based on the ground floor with 4m of frontage overlooking Lambeth Walk. The unit benefits from electronic roller shutters and a rear garden space.

## 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.

## VIEWING

By appointment through sole agents

## CONTACT

KALMARs COMMERCIAL

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