



289 SOUTHWARK PARK ROAD, LONDON SE16 3TP

Summary

- 2-storey shop To Let extending to approximately 712ft², located along Southwark Park Road
- Parade benefits from high footfall and in a sought after location for a variety of occupiers
- New Full repairing and Insuraing lease for a term to be agreed
- Rent of £18,000 per annum exclusive

Location

This is a fantastic opportunity to lease this retail unit on a busy parade along Southwark Park Road.

The parade benefits from high footfall at all times of the day including morning, afternoon, evening and nights, making the property a highly sought after location for a variety of retailers and professional services.

The railway station and underground stations are an 11- minute walk from the property providing regular fast commuter services to London.

Description

The property provides the following areas:-

GF 431 ft² 40.01 m²

FF 281 ft² 26.08 m²

The property has toilet facilities at FF level and has a clear trading area at GF ready for an occupier to fit out as needed.



Accommodation Schedule

Floor	ft ²	m ²	Rent £pa	£/sq.ft
Ground	431	40.01	£18,000	£25
First	281	26.08		
Total	712	66.09	£18,000	£25

Planning

The premises has an existing E Class Use . It is the ongoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises. The premiums to be recovered from the tenant.

Services

The building is serviced by water and electric.

Business Rate

The Rateable Value for the property is listed as £11,000. Interested parties can check the current rateable value of the property online at VOA.gov or contact the local authority to confirm rates payable and rates relief.



Lease

New Full repairing and Insuraing lease for a term to be agreed.

Rent

£18,000 per annum exclusive.

Legal Costs

Each Party to be responsible for their own legal costs incurred in the transaction.

Contact

To discuss any aspect of this property or the disposal process, please contact the Landlord's sole agent:

Matthew Coates 01932 960 128

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