



Sanderson  
Weatherall

TO LET – GROUND FLOOR RETAIL UNIT



65-69 BLACK PRINCE ROAD, LONDON, SE11 6AB





Offers in the region of £25,000 per annum

10 minute walk from Vauxhall Station

### **Location**

The property is situated on a retail parade on the Black Prince Road benefiting from excellent transport links.

Both Vauxhall (South Western Railway & Victoria Line) and Kennington (Northern Line) Stations are within easy walking distance of the unit and the area is served well by buses.

The surrounding area is a mix of residential and commercial uses.

### **Description**

The property comprises a generous sized open plan retail area currently arranged with a kitchenette and toilet facilities.

The landlord would consider splitting the property into a single unit or double unit subject to the separation of services.

### **Energy Performance Certificate (EPC)**

The property has a Rating of C. A copy of the EPC is available on request.

### **Business Rates**

The Rateable Value for the property is £24,250, with £12,416 payable for 2021/2022.

### **Planning Use**

The current use is Sui Generis, as defined within the Town and Country Planning Order 1987 (as amended). A change of use would be considered subject to Landlord approval. All planning-related enquiries can be addressed via Lambeth Council Planning team on 020 7926 1180. Available Mon-Fri, 9am-1pm.

### **Terms**

The London Borough of Lambeth is offering a 3 year effective FRI lease. A longer lease will be considered. The lease will be contracted inside of Sections 24 to 28 of the Landlord and Tenant Act 1954.





### Terms (continued)

A 3 to 6 month rent deposit will be paid to the landlord as security which will be held for the duration of the lease.

### Accommodation

Floor Areas	Sq Ft	Sq M
Ground Floor	1177	109.3
<b>Total Area GIA</b>	<b>1177</b>	<b>109.3</b>

### Costs

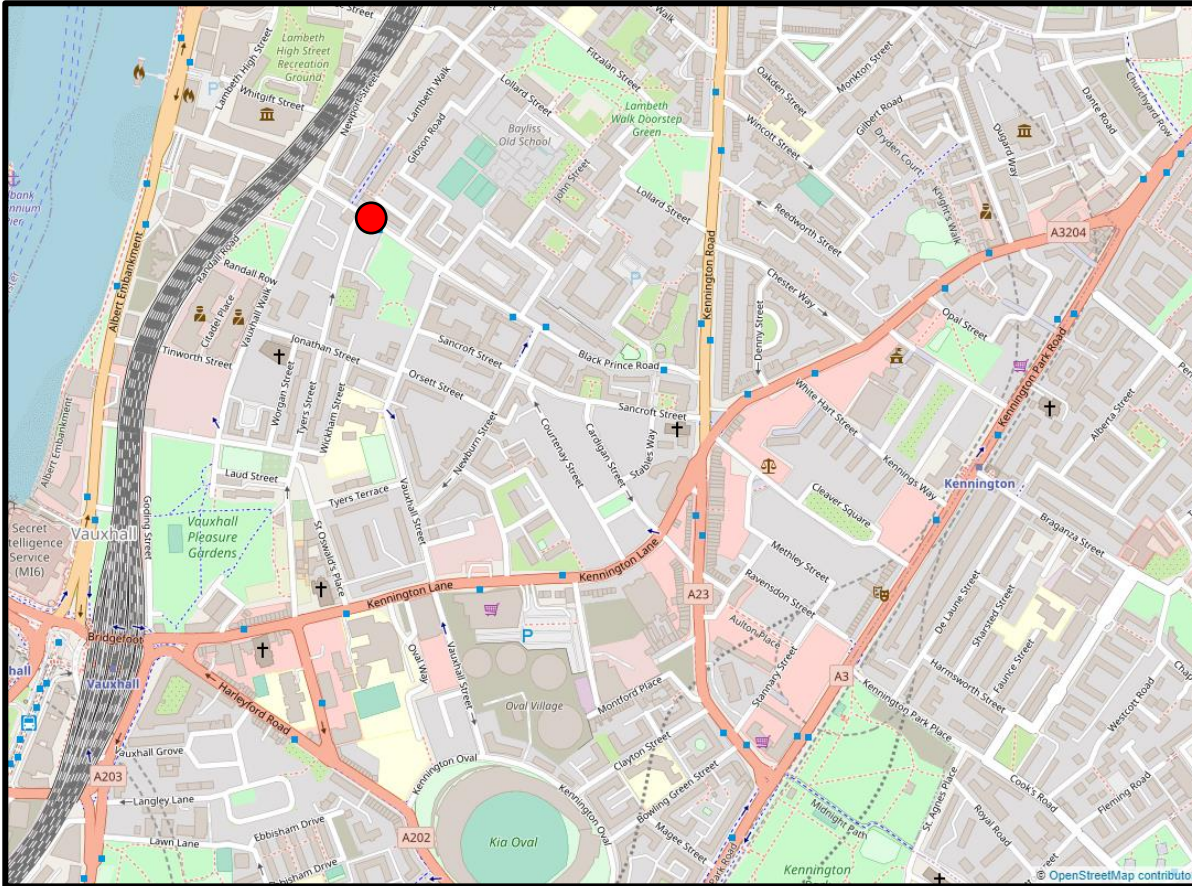
The incoming tenant will be responsible for the landlords legal, administrative and agency costs incurred in this transaction.

### Offers

The landlord is seeking offers in the region of £25,000 per annum.

Within your offer please include the following information:

1. Proposed capital works to improve the property.
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A tenancy application form which can be requested from the agents.



### Viewing and further information:

Viewings are strictly by prior appointment with the sole agents:

**Paul Moody**

**Tel: 0207 851 2129**

**Email: [Paul.Moody@sw.co.uk](mailto:Paul.Moody@sw.co.uk)**

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