



Sanderson
Weatherall

SHOP UNIT TO LET



26 VAUXHALL STREET, VAUXHALL, LONDON, SE11 5LG

sw.co.uk



- Busy neighbourhood parade
- Walking distance to Vauxhall Railway Station/Underground (Victoria Line) and Kennington Underground (Northern Line)
- Suitable for retail uses

Location

The property is located in Vauxhall Street within London Borough of Lambeth close to Vauxhall. Vauxhall Street runs between Kennington Oval to the south and Black Prince Road to the north.

The subject property is within a retail parade at the junction of Vauxhall Street and Jonathan Street. Neighbouring uses include café, hairdresser, beauty salon, launderette, post office, butcher, etc.

Vauxhall Railway Station/Underground (Victoria Line) and Kennington Underground (Northern Line) are within walking distance.

Description

The property consists of a ground floor lock up shop with kitchenette and WC.

Accommodation

Description	Size (GIA)	
	Metric	Imperial
Ground Floor Area	26.01 sq. m	280 sq. ft

Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews.

Offers

The Landlord is seeking offers in the region £9,500 per annum exclusive of business rates, utilities, and all other outgoings.

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
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.



Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Business Rates

Rateable Value: £5,500

Energy Performance Certificate (EPC)

The property has an energy rating of D. The EPC is valid until 14 June 2028.

Planning

All planning related enquiries should be via Lambeth Council Planning Department.

VAT

All prices quoted are exclusive of VAT.

Costs

The incoming tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.



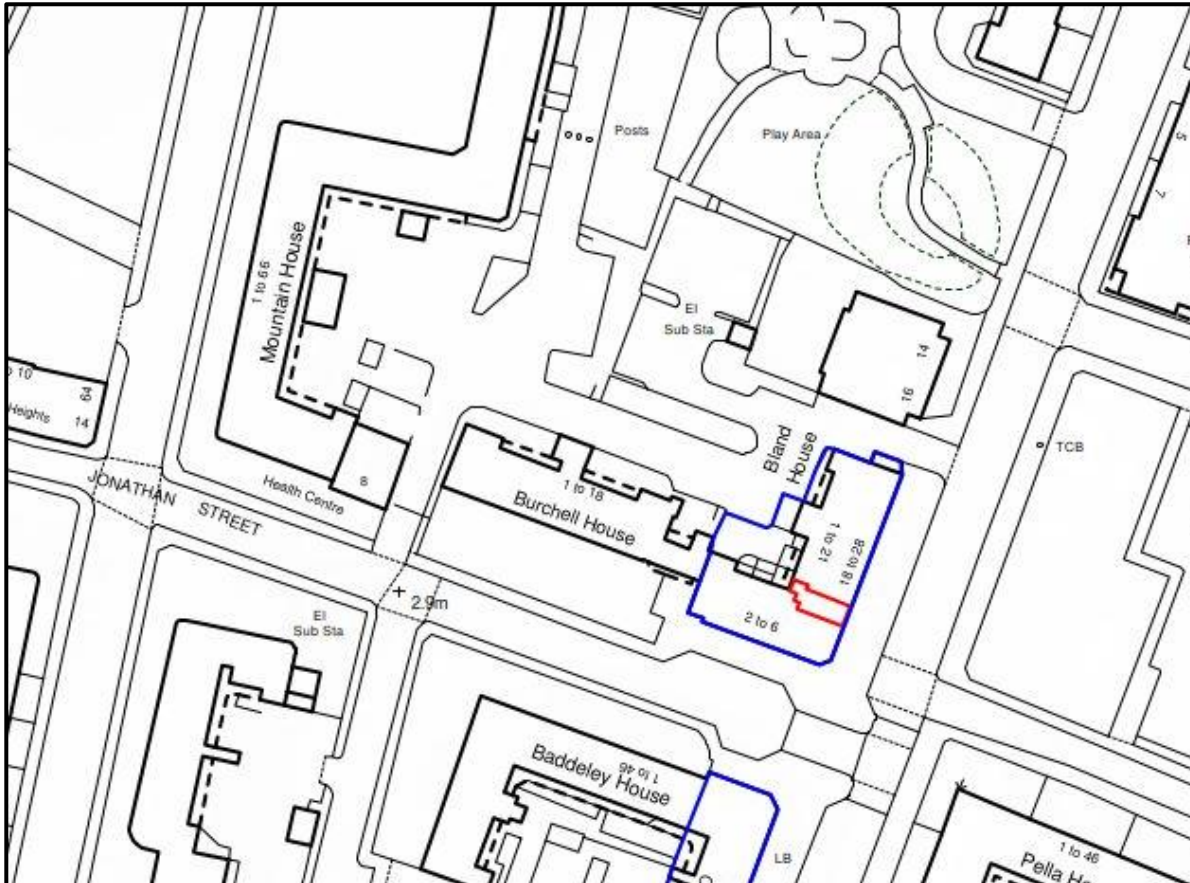
Viewing and further information:

Paul Moody

Tel: 020 7851 2129/07774 693545

Email: paul.moody@sw.co.uk

Sanderson Weatherall LLP
4th Floor
87/88 Bartholomew Close
London
EC1A 7BL



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

OCTOBER 2023

Sanderson
Weatherall

sw.co.uk