



Sanderson  
Weatherall

# FORMER PUBLIC CONVENIENCE SUITED TO ALTERNATIVE USE TO LET



KENNINGTON CROSS, KENNINGTON LANE, LONDON, SE11

[sw.co.uk](http://sw.co.uk)



- Located on busy road junction.
- Unique space suited to alternative uses.
- Potential for F&B uses, subject to planning

## Location

The property is located at the junction of Kennington Road (A3) and Kennington Lane (A3204), a busy intersection in Kennington. The immediate area is a mix of retail and residential uses.

Kennington Underground (Northern Line), Oval Underground (Northern/Victoria Line), and Vauxhall Mainline/Underground (Victoria Line) Stations are all within 0.5km. Several bus routes run nearby.

## Description

The property consists of a decommissioned subterranean gentlemen's public convenience and is in a poor state of repair. Access is from street level via traditional railings. The original features remain in situ and the space benefits from natural light through pavement lights. The premises are to be used solely below ground level.

## Accommodation

| Description       | Size (NIA) |           |
|-------------------|------------|-----------|
|                   | Metric     | Imperial  |
| Ground Floor Area | 35.95 sq m | 387 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 excess of £20,000 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**

The property is not currently assessed for business rates although this may change in the future.

#### **Planning**

The property is Grade II Listed.

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

#### **VAT**

All prices quoted are exclusive of VAT.



### Costs

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





Viewing and further information:

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