

TO LET - GROUND FLOOR SHOP



Sanderson
Weatherall



63 BLACK PRINCE ROAD, LONDON, SE11 6AB





Offers in the region of £12,000 per annum exclusive

10 minute walk from Vauxhall Station

Location

The property is situated in a retail parade on Black Prince Road, in Vauxhall.

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

Neighbouring occupiers include hairdresser, sandwich shop and supermarket

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

Description

The premises comprise a ground floor retail unit that forms part of a parade located beneath residential accommodation. It is arranged as an open plan space with separate bathroom facilities and storage room.

Accommodation

Floor	Sq Ft	Sq M
Ground floor	397	36.9
Total Area	397	36.9

Lease

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

Offers

The landlord is seeking offers in the region of £12,000 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

Rateable Value: £9,000

Energy Performance Certificate (EPC)

The property has a rating of E. A copy of the EPC is available upon request.

Planning Use

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 landlords legal, administrative and agency costs incurred in this transaction.

Availability

Available from 1st July 2024



Viewing and further information:

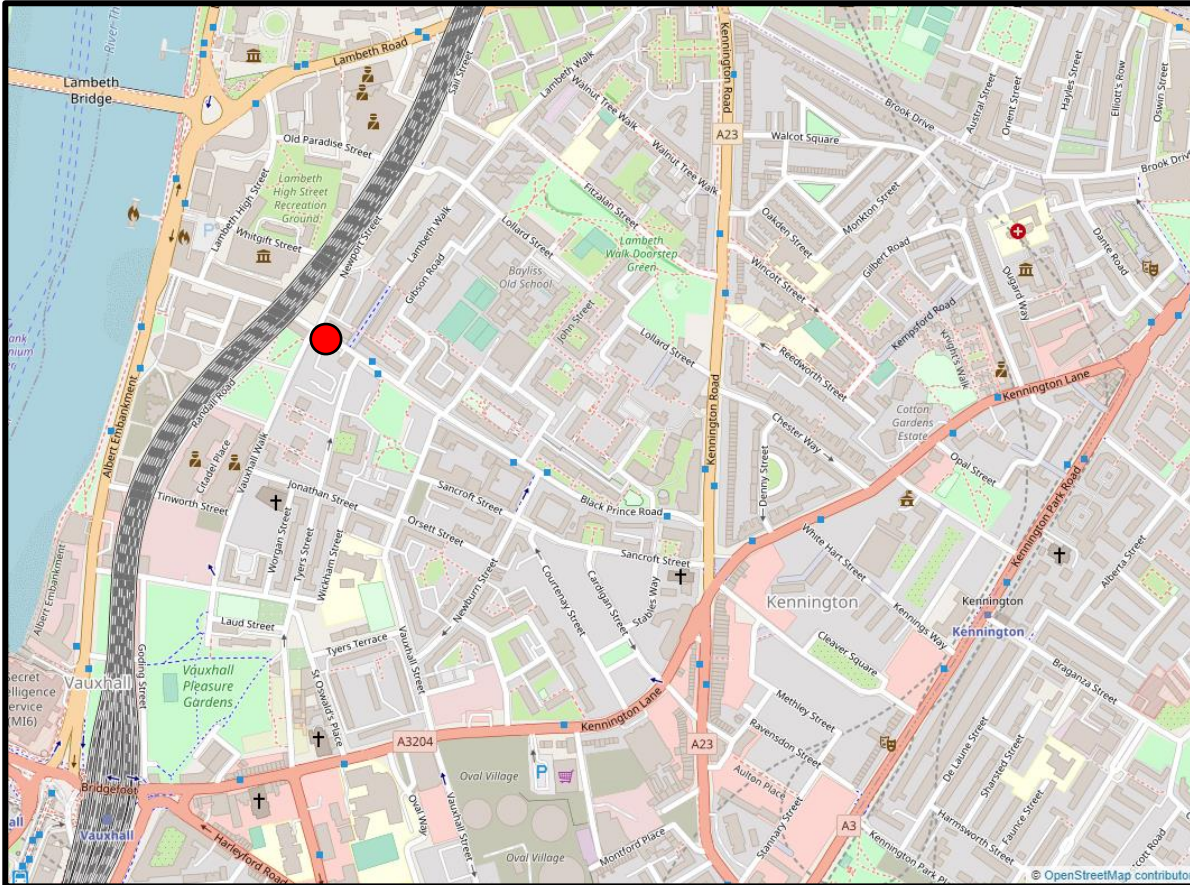
Viewings are strictly by prior appointment with the sole agents:

Reece Andrade

Tel: 0207 851 2108

Email: Reece.andrade@sw.co.uk

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