

MULTI-USE UNIT
PROMINENT HIGH STREET POSITION
TO LET
1,232 SQ FT (114 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



397 WALWORTH ROAD, LONDON, SE17 2AW

LOCATION:

Walworth Road is a busy high street with a diverse array of businesses. This unit is a short walk from both Burgess Park and East Street market and a 5-minute bus journey from the ever-changing Elephant and Castle.

There are several new developments being constructed within the vicinity of this location and many new enterprises opening on the high street, offering incoming businesses great prospects of increased footfall and exposure.

DESCRIPTION:

This Property comprises a newly refurbished, open-plan retail unit with a staffroom and WC facilities to the rear.

It is split between a ground floor and basement, benefitting from electric shutters and double glazing.

The property has E class planning permission, suitable for a number of retail, leisure and office users.





SIZE: 1,232 Sq Ft (114 Sq M)

The unit has been measured on an NIA basis and provides the following accommodation:

Ground Floor 58.06 sq. m. (625 sq. ft.)

Staffroom/storage 18.02 sq. m. (194 sq. ft.)

Basement 38.37 sq. m. (413 sq. ft.)

W/C Total Accommodation 114.40 sq. m. (1,232 sq. ft.)



RENT: £30,000 New Lease



COSTS:

RATES PAYABLE: £9817.5

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.

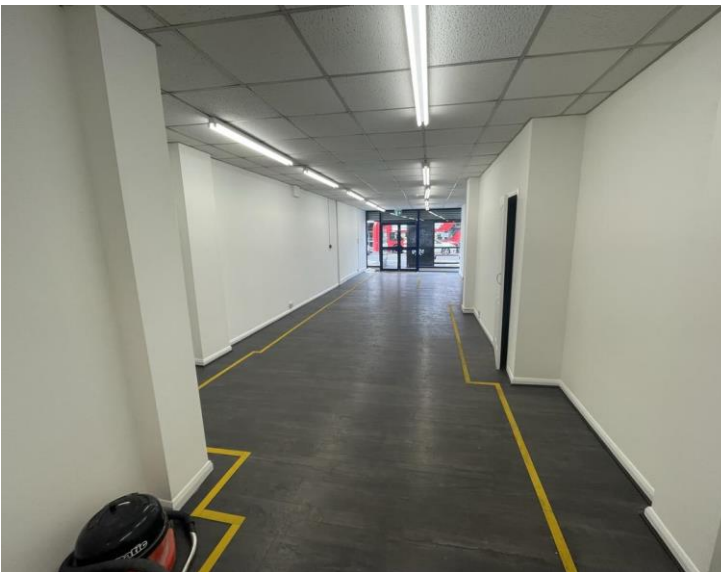


CONTACT:

Farah Mohamed
020 7403 0600
farahm@kalmars.com

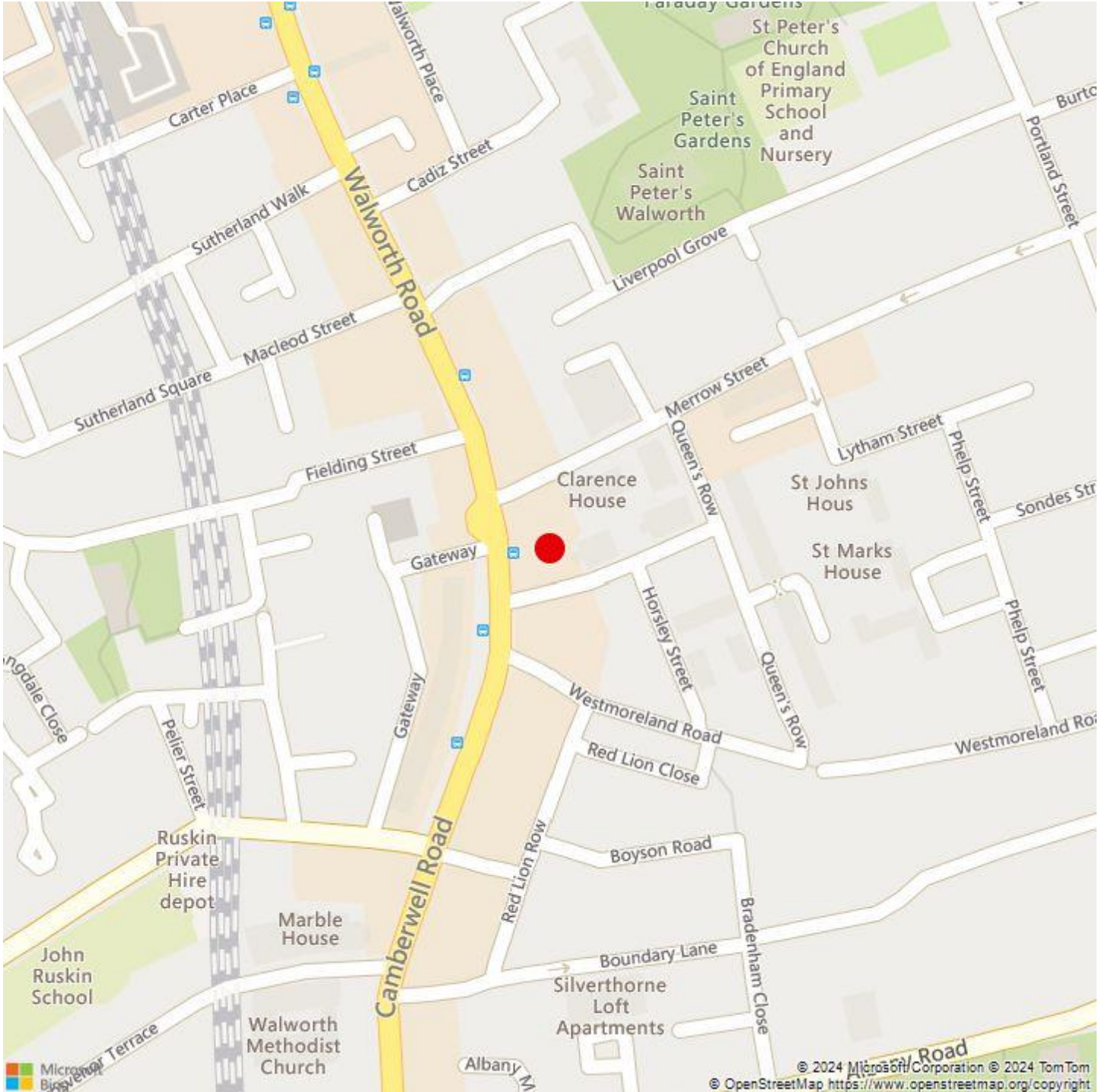
PROPERTY TERMS:

The property is available to be let on a new, fully repairing and insuring lease, for a term to be agreed, outside the Landlord & Tenant Act 1954.



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