

CLASS E SHOP/OFFICE FOR SALE

- HIGH YIELD INVESTMENT
- GROWTH AREA
- ATTRACTIVE PERIOD BUILDING
- MID-TERM PLANNING GAIN POTENTIAL

KALMARs

COMMERCIAL

020 7403 0600



1,298 SQ FT (121 SQ M)

376 OLD KENT ROAD, LONDON, SE1 5AA

LOCATION:

Located on Old Kent Road, south east London's busiest thoroughfare. Many national companies are represented here including Aldi, Lidl, Asda, Currys PC World and Tesco.

Massive regeneration plans are in hand with the potential extension of the Bakerloo Line nearby.

LEASE:

A new lease was granted in September 2023 for a term of 10 years out side of the landlord and tenant act 1954, subject to an upward only review in year 5.

DESCRIPTION:

This early Victorian property has been refurbished to a high standard with a front retail area. The ground floor has an office/kitchen area, two rooms to the rear and a bathroom. There are many partitions that can be removed to create a more open space. The basement contains offices and a storage area with live/work potential. This unit comes with two parking spaces.

TENANT:

The property is let to Omolara Rebecca Kayode trading as Missed Foundation, a local charity.





SIZE:

Floor	sq ft	sq m
Ground	718	66.7
Basement	580	53.9
Total	1,298	120.6



RENT: £29,000 New Lease



COSTS:

PRICE: £310,000, producing an approximate gross yield of 9.4%

VAT: VAT is payable on the rent and service charge.

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



VIEWINGS:

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



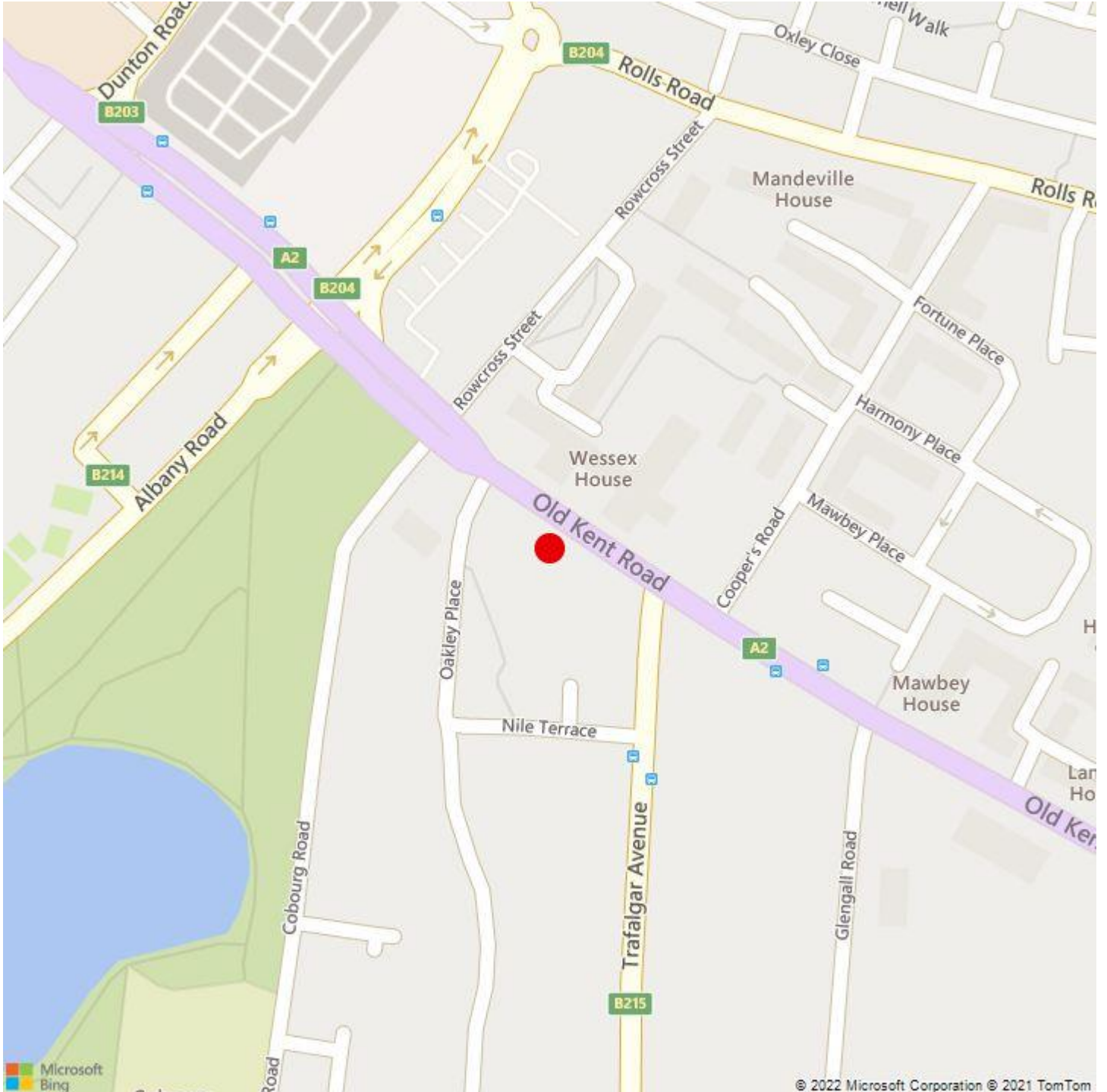
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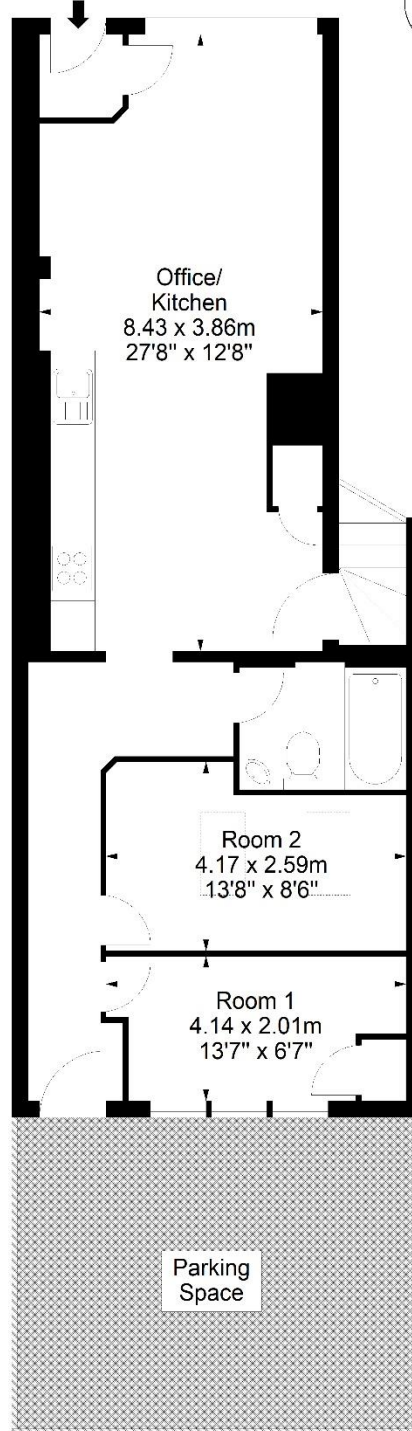
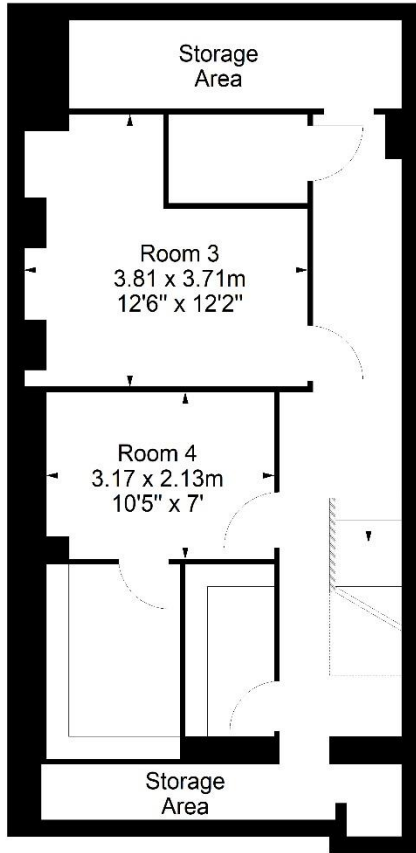
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Old Kent Road, SE1

Approx. Gross Internal Area *
1298 Ft² - 120.58 M²



Lower Ground Floor

Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2022

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