



All enquiries Ref: James Paterson



- Freehold four floor end terrace building arranged as two ground floor retail units (one let and one vacant) and three self-contained flats above all sold off on long leases.
- Investment (with one vacant retail unit)

Location:

The property occupies a prominent position on Walworth Road (A215), benefiting from substantial pedestrian footfall and a high volume of passing vehicular traffic, between its junctions with Sutherland Walk and Carter Place. Public transport links include Kennington Underground station (Northern Line), Elephant & Castle Underground and Mainline station (Northern & Bakerloo Lines, Thameslink/South Eastern) together with a network of local bus services serving the surrounding vicinity. Road links include the A215 (Walworth Road) and A2 (Old Kent Road). Shopping amenities can be found locally within East Street Market and the independent and convenience retailers along Walworth Road. Recreational pursuits can be found locally at the open spaces of Burgess Park and Red Cross Garden, both within easy walking distance.

Description:

Freehold end-terrace building arranged over ground, first, second and third floors, comprising two ground floor retail units (one let producing £28,800 per annum and one vacant), together with three self-contained flats above, all of which have been sold off on long leases.





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Accommodation:

Unit	Tenant	Tenancy	Rent	EPC	Gross Internal Area GIA (Source: EPC)
Front retail unit	Los Toros grill	Let on an FRI lease for a term of 20 years from 12th March 2020	£28,800 pa	C	60 square metres
Rear retail unit	Vacant	Vacant	Vacant	C	43 square metres
Flats 304a, 304b & 304c	Sold off on individual 125-year leases from 25th March 2005 at a ground rent of £250 p.a. doubling every 25 years				

Rent reserved:
£28,800 per annum (together with rear vacant retail unit)

To view: (rear retail unit)

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

