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CLASS E UNIT TO LET IN ELEPHANT & CASTLE

**290 WALWORTH ROAD, WALWORTH,
LONDON, SE17 2TE**



Location:

The subject property occupies a prominent corner position in prime pitch on Walworth Road. Elephant & Castle Station (National Rail, Northern and Bakerloo lines) and Kennington Station (Northern line) are located a short walk away from the subject property.

Nearby occupiers include Poundland, Vodafone, Holland & Barrett, Boots Opticians, Marks & Spencer, Boots, EE, JD Sports and Morrisons.

Accommodation:

The unit is arranged over the Ground Floor and Basement and has the following approximate net internal areas:

Ground Floor:	840 sq. ft. (78.04 m²)
Basement:	775 sq. ft. (72 m²)

Use:

The retail premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£65,000 per annum exclusive

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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