

LONDON SE17 – 322 WALWORTH ROAD

WELL CONFIGURED SHOP TO LET ON BUSY LONDON HIGH STREET ADJACENT TO CEX AND OPPOSITE O2



LOCATION

The property occupies a busy location on Walworth Road close to the Elephant & Castle which is undergoing major regeneration. There are many multiple occupiers in the vicinity including **Footlocker, McDonald's, Iceland, Superdrug, Tesco, O2, Marks & Spencer** and **The Gym**.

THE PROPERTY

The premises offer the following approximate dimensions and floor areas:

Gross Frontage	-	5.49 m	18' 10"
Net Frontage	-	3.99 m	13' 01"
Internal Width (max)	-	5.00 m	16' 05"
Shop Depth	-	22.70 m	74' 07"
Ground Floor Sales	-	104.90 m ²	1,130 sq.ft.
Basement Storage	-	39.40 m ²	424 sq.ft.

NB: The property has been recently reconfigured and is available in a shell condition.

EPC

An EPC is available upon request.

LEASE

The premises are available on a new effective FRI lease for a term to be agreed at a commencing rental in the region of **£52,500 p.a. excl.**

RATES

The rates are to be re-assessed following the refurbishment works and interested parties are advised to make their own enquiries to the Local Authority.

COSTS

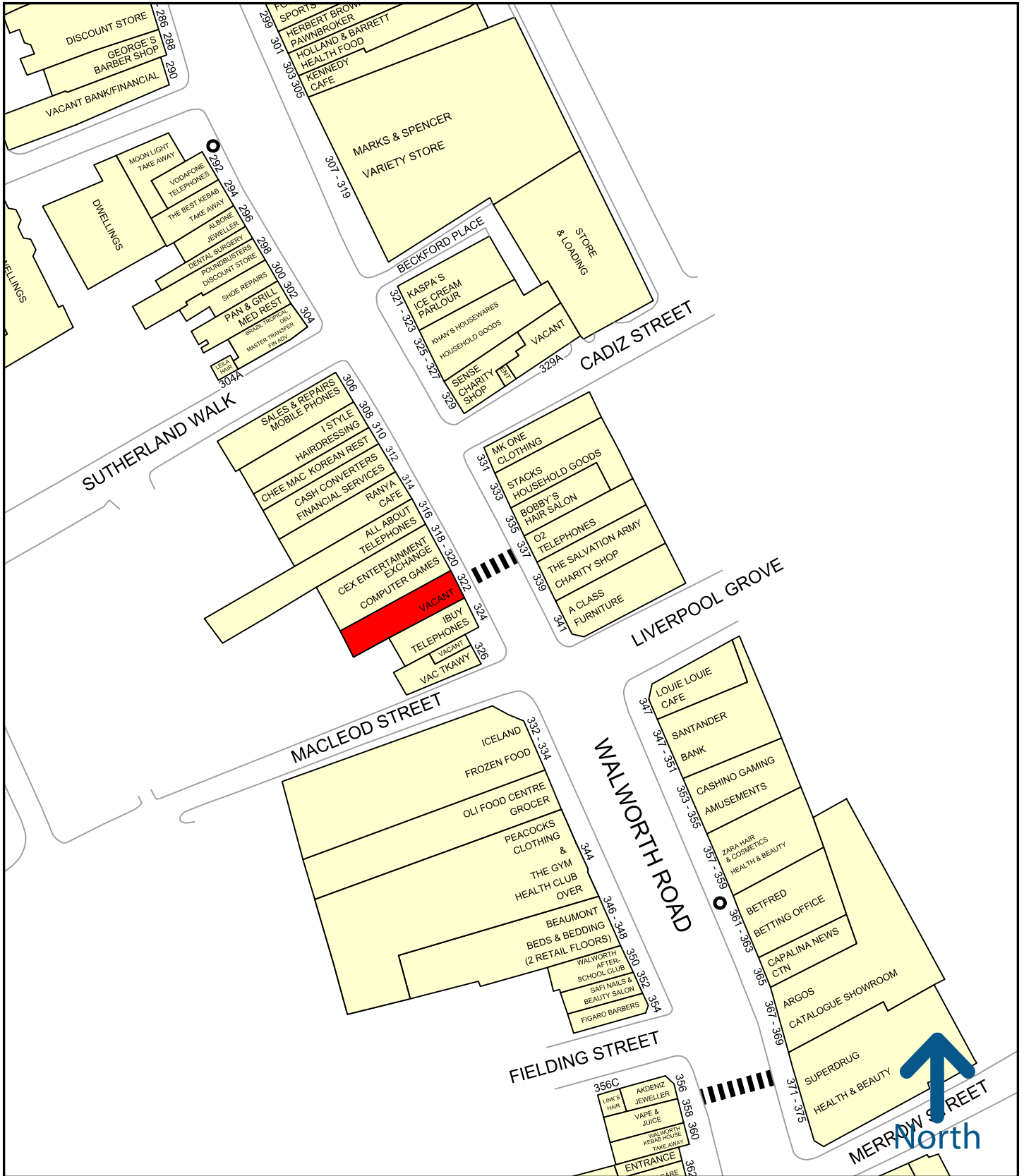
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk

Tel: 020 7409 2100



50 metres

Experian Goad Plan Created: 10/05/2019
Created By: Smith Price RRG



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Ordnance Survey 100019885

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