



337 Walworth Road, London, SE17 2AL

Prime shop and basement to let

020 8681 2000

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specialist advice on all property matters

337 Walworth Road, London, SE17 2AL

£40,000 Per Annum Exclusive – New Lease

LOCATION: - The property is situated fronting Walworth Road in an extremely prominent and highly visible trading position. Walworth Road links the Elephant & Castle with Camberwell and is a major thoroughfare and bus route. The property shares the vicinity with a mixture of trades including a number of multiples including Marks & Spencer, Salvation Army, Iceland, Caspers, Cash Converters, Scents and Santander. The property benefits from considerable passing foot-flow which is enhanced by a nearby pedestrian crossing. The property has operated for several years as an O2 mobile phone outlet and is in a good trading location.

DESCRIPTION: - The property comprises a ground floor shop fronted premises with basement stores beneath fully fitted currently as a mobile phone shop. The property has a modern aluminium shop front secured with electric security shuttering, suspended ceiling, air conditioning (not tested) and a basement with power and light and a secondary means of escape.

The property is partitioned internally to create a rear staff/store area but this could easily be removed.

ACCOMMODATION:-

Gross frontage	4.85m
Internal width	3.86m widening to 4.14m after 2.8m and widening to 5.44m after a further 4.15m
Maximum shop depth	17.65m
Sales area (currently partitioned)	76.38m ² (822ft ²) approx.
Basement room 1	20.14m ² (217ft ²) approx.
Basement room 2	10.88m ² (117ft ²) approx.

USE/PLANNING: - We understand the property currently falls within Class E of the latest Town and Country Planning (Use Classes Order) and is considered suitable for a wide variety of uses. It was used most recently as a retail mobile phone outlet.

TENURE: -The property is to be offered by way of a new lease, on full repairing and insuring terms, the length of which is to be negotiated.

RENT: - An initial rent of £40,000 per annum exclusive is sought.

BUSINESS RATES: -The property has a ratable value of £26,250. Interested parties should contact the local authority to confirm the rates PAYABLE. www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -The property has an EPC rating of 67 within Band C.

VAT: -We are advised that VAT will not be chargeable on all rents and other outgoings.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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27th July 2023



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