



## 213 Walworth Road, Walworth, SE17 1RL

Well positioned 1,300sqft shop with rare Class A3 Restaurant Use

020 8681 2000

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specialist advice on all property matters



# 213 Walworth Road, Walworth, SE17 1RL

## £40,000 per annum exclusive

**LOCATION:** - The property is situated on the eastern side of Walworth Road forming part of the main retail area of Walworth in prominent trading pitch to the south of Elephant & Castle. Walworth Road generates a good deal of passing vehicular traffic and good volumes of pedestrian footfall enhanced by a regularly held East Street Market. The property is within a mixed location with a number of specialist and local trades combining with multiple representations nearby including Tesco Express, William Hill, Paddy Power, Specsavers and McDonalds together with a number of banks, etc. The surrounding area is an extremely densely populated catchment which the unit is able to service.

**DESCRIPTION:** - This deceptively large property comprises of a ground floor lock up shop with a 3.2 m frontage. Where it is deceiving is that it is nearly 40m deep. This is giving the occupier over 120sqm of usable sales area. The property has an aluminum shop front set behind electric security shuttering. The shop benefits from having rare

Class A3 restaurant use with a full fitted kitchen half way along, with extractor system. There are Toilet facilities and a rear garden with containers for storage. The property is offered on a vacant basis.

### **ACCOMMODATION:**

Internal width	3.2m	(10.5ft)
Maximum shop depth	38.8m	(59.10ft)
Sales area (approx)	124m <sup>2</sup>	(1,334ft <sup>2</sup> )

Figures relating to accommodation are approximate and rounded up for the purposes of guidance. They should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

**USE/PLANNING:** - We understand the property currently falls within Class A3 (Catering) of the current Town & Country (Use Classes) Order and would suit a variety of businesses.

**TENURE:** - The property is offered by way of a new FRI lease, the length of which is to be negotiated.

**EPC RATING:** - The property has an Energy Performance Certificate rating of 68 within Band C Rating.

**RENT:** - Initial rent of £40,000 (forty thousand pounds) per annum exclusively sought.

**BUSINESS RATES:** - The property has a ratable value of £39,750. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**VAT:** - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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

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Viewings by prior arrangement - call our team for more information

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