

FIELD & SONS

COMMERCIAL

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MODERN GROUND FLOOR UNIT FLEXIBLE E USE CLASS TO LET



**4 BROWNING STREET, LONDON SE17 1LN
APPROX. 663 SQ FT (61.6 SQ M)**

LOCATION

The available property is located on the south side of Browning Street, just off the busy Walworth Road and within walking distance of the transport hub at Elephant & Castle just to the north, serviced by the mainline rail (Thameslink) and Underground (Northern & Bakerloo lines) stations together with numerous bus routes providing ease of access to central London and outer London.

The entire Elephant & Castle locality continues to be subject to development and regeneration to provide a vibrant mix of residential, commercial and leisure activities, together with enhanced transport links.

DESCRIPTION

Comprises a self-contained ground floor unit within this modern mixed use development, accessed via on doorway direct from the street.

Arranged as a main open plan space plus two small store rooms and a w.c. to the rear.

Has most recently operated as a Yoga studio but under the E Use Class could potentially be suitable for a variety of uses including retail, financial and professional services, health, fitness or office.

ACCOMMODATION

The approximate Net Internal Floor area is 663 sq ft (61.6 sqm).

4 BROWNING STREET, SE17

AMENITIES

- Extensive fully glazed frontage
- Vinyl wood effect flooring
- Ceiling mounted lighting
- Electric panel heater
- Potential flexible use

TERMS

New lease on terms by negotiation.

RENT

£22,500 per annum, exclusive of all outgoing.

BUSINESS RATES

The Rateable Value is £9,100 and therefore the full business rates payable for the year 2022/23 are approximately £4,541. Small business relief may apply. Interested parties should make their own inquiries via Southwark Council.

SERVICE CHARGE AND INSURANCE

£942.18 payable for the year 2021/22.

VAT

VAT is payable on rent and service charge.

ENERGY PERFORMANCE

EPC Asset Rating = 44 (Band B).

FURTHER DETAILS

For further details please contact :

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4 BROWNING STREET – LOCATION PLAN



Important Notice

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