

## LONDON, SE17 – 345 WALWORTH ROAD

**\*\* HIGHLY PROMINENT SHOP TO LET ON NEW LEASE \*\***

**\*\* SUITABLE FOR A VARIETY OF USES UNDER CLASS E \*\***

(SUBJECT TO VACANT POSSESSION)



### LOCATION

The premises occupy a highly prominent corner position on Walworth Road which is a thriving South London retail location with a diverse and eclectic mix of well established local and national multiple retailers nearby including **Iceland, Superdrug, Santander, O2** and **Marks & Spencer**.

### THE PROPERTY

The property is arranged over ground floor only and offers the following approximate dimensions and floor areas:

Gross Frontage	-	7.11 m	23' 04"
Net Frontage	-	6.35 m	20' 10"
Splay Frontage	-	2.08 m	6' 10"
Return Frontage	-	4.72 m	15' 06"
Internal Depth (max)	-	8.36 m	27' 05"
Shop Depth	-	18.16 m	59' 07"
Ground Floor Sales	-	123.65 m <sup>2</sup>	1,331 ft <sup>2</sup>
Ground Floor Ancillary	-	7.25 m <sup>2</sup>	78 ft <sup>2</sup>

*NB: The potential exists for external seating, subject to the usual consents.*

### EPC

An EPC is available upon request.

### LEASE

The premises are available on a new effectively full repairing and insuring basis for a term to be agreed at a rental of **£75,000 p.a. excl.**

### RATES

The rates are to be reassessed. Interested parties are recommended to make their own enquiries with the Business Rates Department of Southwark Council – Tel: 020 7525 5000

### COSTS

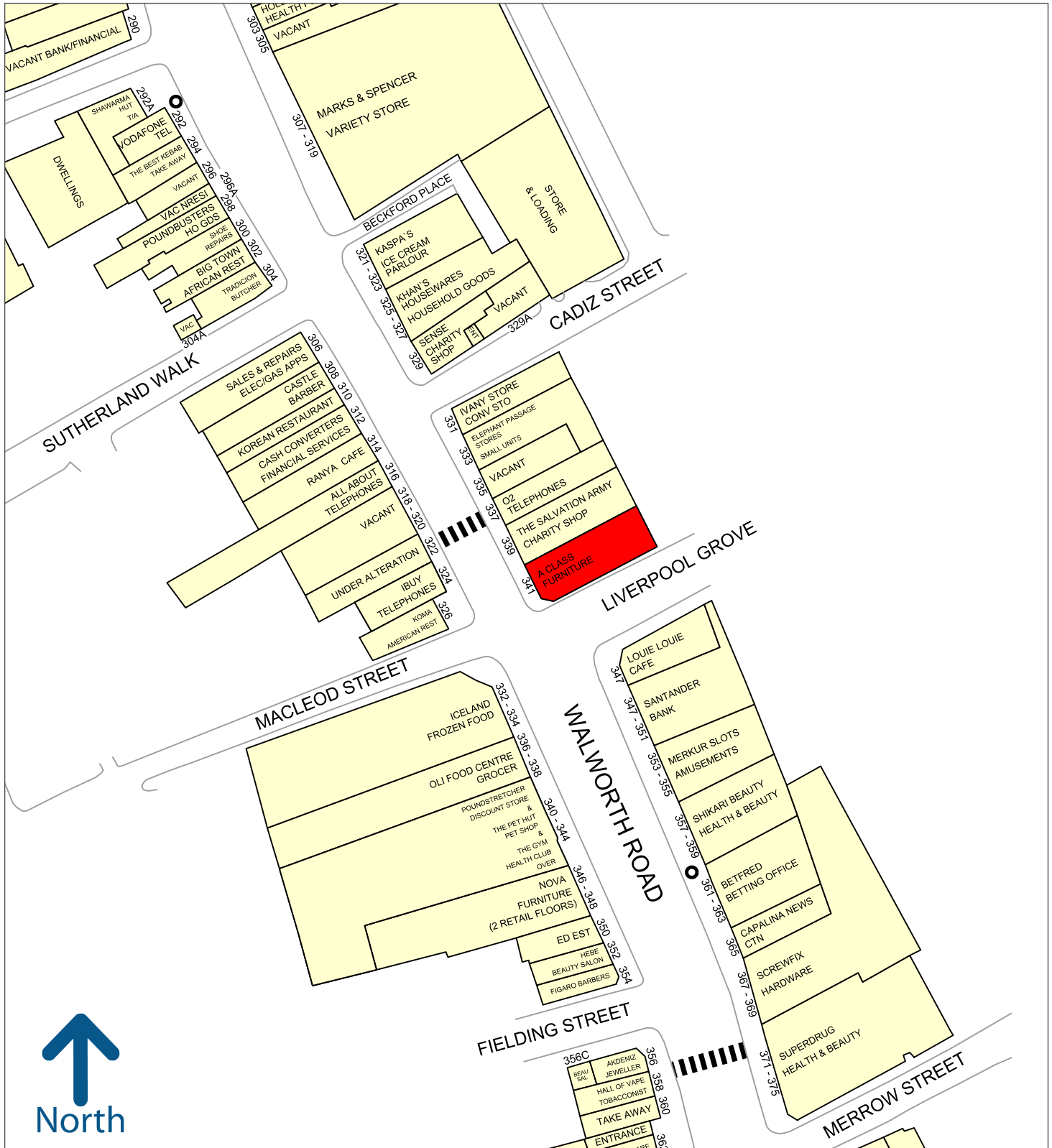
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

### INSPECTION

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

**John Mortimer** [johnmortimer@sprrg.co.uk](mailto:johnmortimer@sprrg.co.uk) or  
**William Doherty** [wilddoherty@sprrg.co.uk](mailto:wilddoherty@sprrg.co.uk)

**Tel: 020 7409 2100**



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