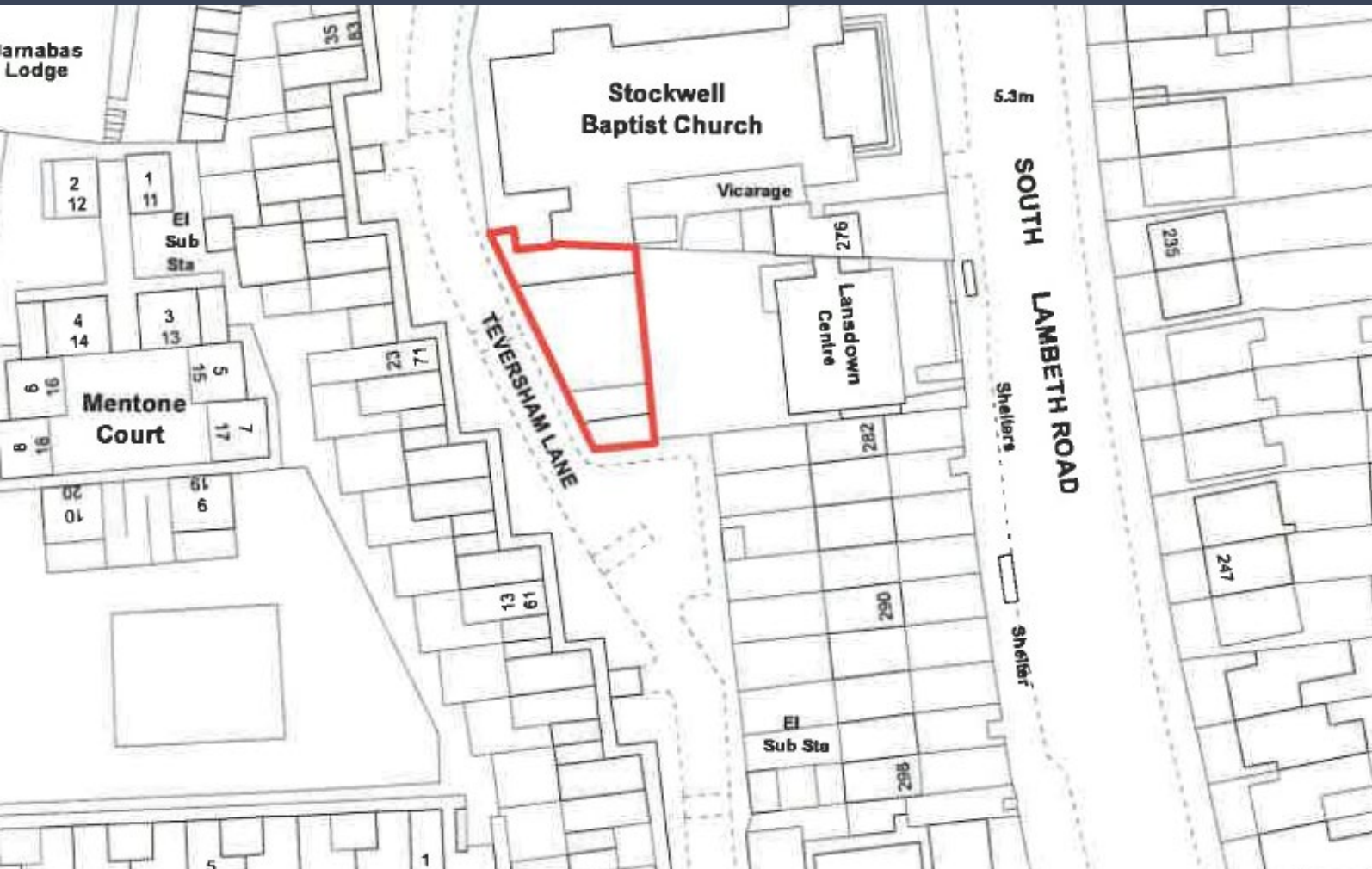


Teversham Lane Depot

Teversham Lane, London, SW8 2DJ



To Let

Storage and yard

Ralph Smart

Associate Director
Tel. 07824 568 728
Email. Ralph.smart@avisonyoung.com

Reece Andrade

Surveyor
Tel. 07720 160 086
Email. Reece.Andrade@avisonyoung.com

**AVISON
YOUNG**



Description

The property consists of 2 x single storey brick-built buildings suitable for storage within a self-contained yard. Vehicular and pedestrian access is from Teversham Lane.

The accommodation provides an office, kitchen, WC's and a garage.

The yard provides hard standing suitable for parking.

The property is located on Teversham Lane in the London Borough of Lambeth. Teversham Lane runs between Lansdowne Way to the south, opposite Stockwell Bus Garage, and Thorne Road to the north, parallel to South Lambeth Road (A203). Stockwell Underground Station (Victoria Line & Northern Line) is approximately 0.3 miles to the south.

Accommodation	Sq M	Sq Ft
Ground floor	102.90	1,108
Yard	145.00	1,561

Areas quoted are approximate.

Terms

The premises are available on a new FRI lease for a term up to 15 years. The property will be let as seen.

The lease will be contracted out of Sections 24 and 28 of the Landlord and Tenant Act 1954. It will also include a Landlord's break from August 2035 subject to 3 months' notice.

Planning Consent

The property has consent for use within Class E / B2 of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

£25,000 Per Annum Exclusive

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

We understand that the property is not elected to VAT

Business Rates

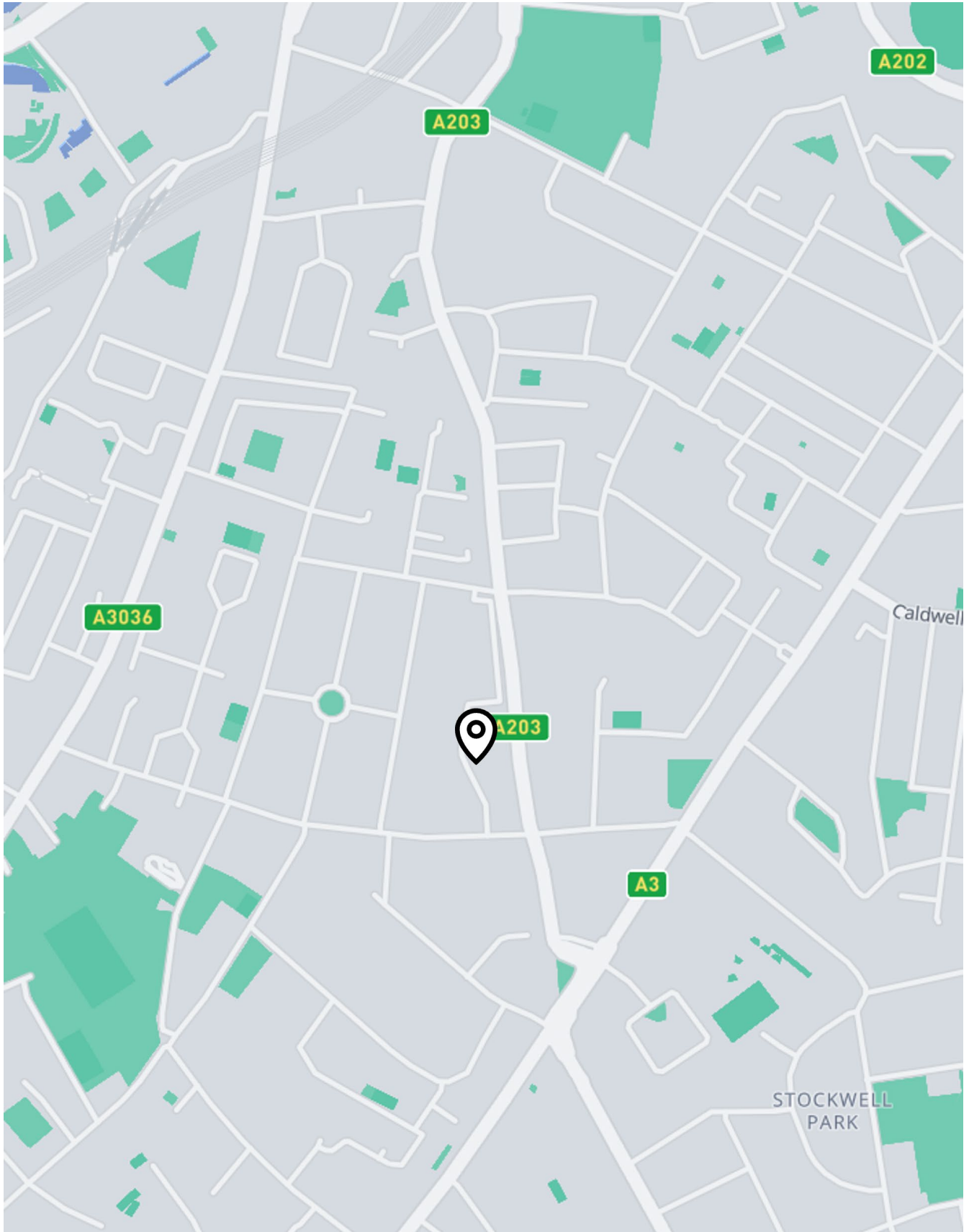
Interested parties should undertake their own due diligence to confirm rates due.

EPC

The property's EPC rating is E

Costs

The incoming tenant shall be required to contribute towards the landlord's legal fees.



Agent Details

Ralph Smart

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For further information or if you wish to view, please do not hesitate to contact:

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Email: ralph.smart@avisonyoung.com

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Tel: 07720 160 086
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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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