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GROSVENOR DEAN



195 Old Kent Road, London SE1 5NA

Ground Floor Retail Unit In Retail Parade

Key Points

- Established Retail Parade
- Ground Floor E Use
- Busy Location & Good Footfall
- Excellent Transport Links
- Ample Storage

Location

Old Kent Road is a major thoroughfare through Southeast London. It forms part of the A2, a major road from London to Dover. The subject premises form part of a retail parade towards the Northern end of Old Kent Road. The retailers on this section are primarily local independent traders, with some national operators nearby, such as Tesco, McDonald and Betfred.

The shop is on the corner with Hendre Road. The subject property is well positioned for transport links and is several minutes' walk from both Borough Station and Elephant & Castle. There are many bus lines running along Old Kent Road.

Sat Nav: SE1 5NA

Description

The premises are a corner property, benefitting from good natural light, arranged as a ground floor retail shop. The property is of brick construction, whilst the commercial element has a glass elevation. The ground floor premises was historically used as a retail store.

Sizes

External Frontage:	24 ft	(7.32 m)
Shop Depth:	32 ft	(9.71 m)
Average Internal Width:	25 ft	(7.52 m)
Total Sales Area:	785 sq. ft	(73.02 sq. m)

Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent

£24,000 per annum exclusive. This building is currently not elected to VAT. There is no premium sought.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Rateable Value has been calculated at £22,500 from April 2026. Interested parties are advised to confirm the rating liability with Southwark Council.

EPC

This premises has a current EPC rating of B (36). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

Viewing

Via sole agents Grosvenor Dean Limited **Contact:** David Guttentag

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