

ELEPHANT AND CASTLE

256-260 Walworth Road, London SE17 1JF



TO LET: Ground Floor & Basement

LOCATION

Walworth Road is a busy arterial route that runs through Elephant & Castle through Camberwell to Herne Hill. Walworth Road together with East Street form the district centre for Walworth. East Street Market is one of London's oldest and busiest markets and sells a range of products six days a week.

The property is situated on western side of Walworth Road at the junction with Penrose Street. Nearby occupiers include Morrisons, Nat west, Boots, Greggs, JD Sport, M&S and Post Office, as well as a number of independent retailers. There is public parking at Morrisons food store accessed from Penrose Street.

DESCRIPTION

Prominent triple corner frontage consist of ground floor and basement.

ACCOMODATION

The property is arranged over basement and ground with the following approximate dimensions and net internal floor areas:

Ground Floor	148 sq m	1,593 sq ft
Basement	169 sq m	1,819 sq ft
Total	317 sq m	3,412 sq ft

TERMS

New Secured FRI Lease is available on flexible terms at £95,000pa.

Subject to contract

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within **Band C**. A copy of the EPC is available upon request.

RATING ASSETMENT

Current Rateable Value	£76,500
Rateable Value from 1st April 2023	£38,174
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

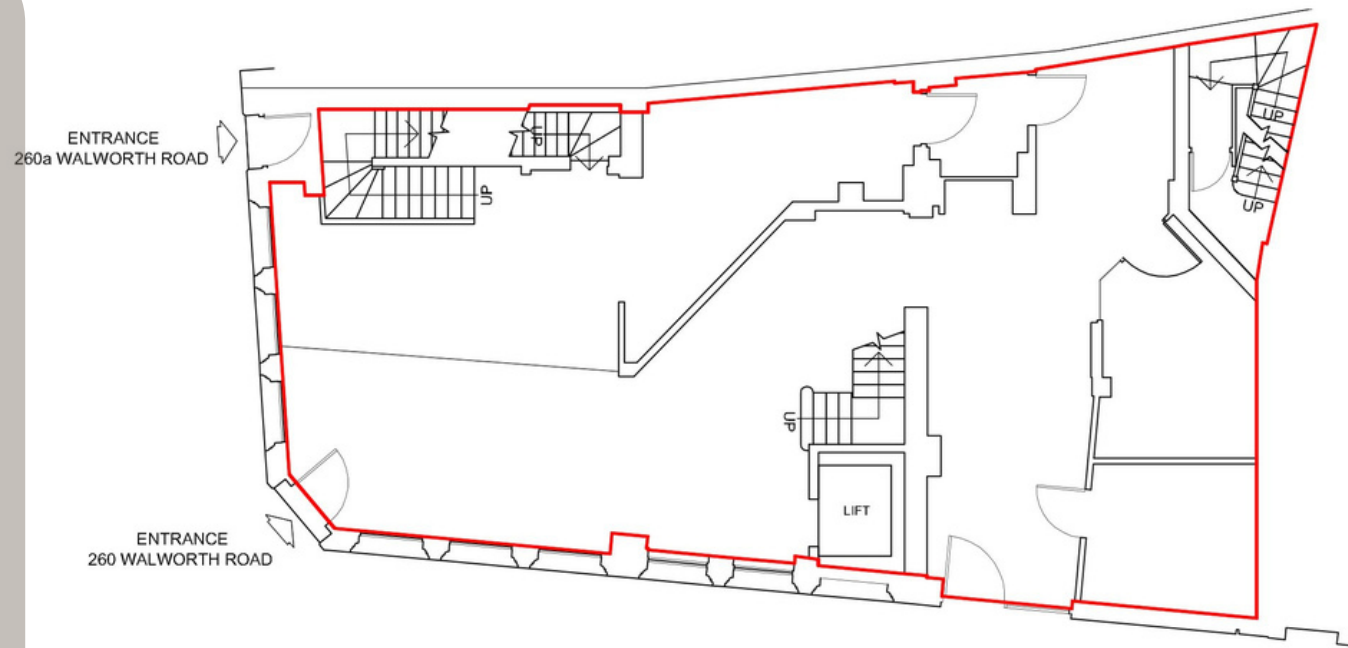
Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

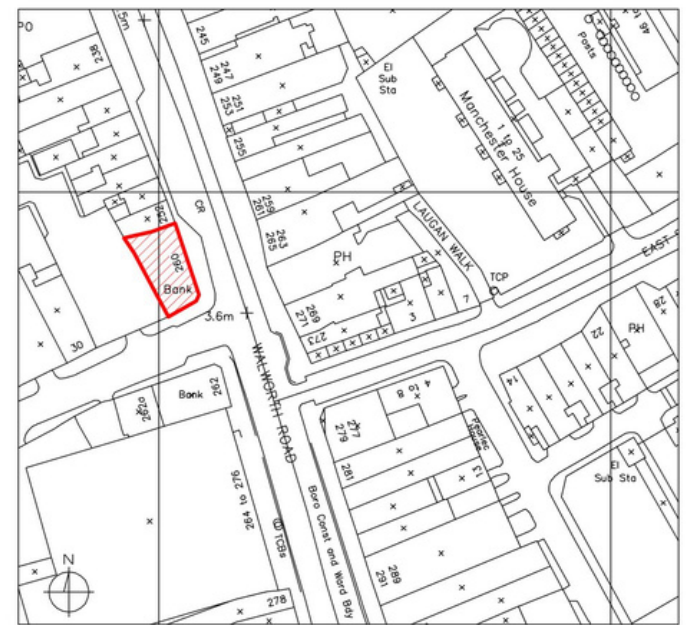
For further information, plans or to arrange an inspection of the property please contact sole agent:-

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GROUND FLOOR PLAN
Gross Internal Area 148 SqM / 1593 SqFT



SITE LOCATION PLAN - Scale 1:1250



BASEMENT FLOOR PLAN
Gross Internal Area 169 SqM / 1819 SqFT

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BASEMENT & GROUND FLOOR
260 WALWORTH ROAD
WALWORTH
SE17 1JF

JANUARY 2013

SCALE 1:100 @ A3

