

## Multiple Uses Considered

### 417 OLD KENT ROAD, LONDON, SE1 5EQ



#### **E CLASS TO LET** **37.65 SQ M (405 SQ FT)** **£25,000 PER ANNUM EXCLUSIVE**

##### **Location**

The premises are situated on the Northern end of the Old Kent Road (A2) between Cooper's Road and Mawbey Road. The A2 is a main arterial road linking Central London and the City to the West and heading East out into Kent.

South Bermondsey station is within close proximity to the property and provides regular services into Central London (10 mins). Numerous buses also serve the locality.

Neighbouring occupiers include a mix of established retailers such as Tesco's Superstore, DFS, Argos and Sports Direct.

##### **Description**

The property comprises a ground floor unit with kitchen and WC to the rear. The property is carpeted throughout, and benefits from a large glass frontage and suspended ceilings.

##### **Accommodation**

The property has the following approximate gross internal area:

**Ground Floor: 45.89 SQ M (494 SQ FT)**

##### **VAT**

Please note that VAT will be chargeable.

##### **Terms**

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

##### **Planning**

The premises benefits from A2 planning consent. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

##### **Rent**

£25,000 per annum exclusive.

##### **Rates**

The premises has been entered into the 2017 rating list with a rateable value of £8,000. A Government scheme for retailers may give a discount up to one third of the rates bill for properties with a rateable value of less than £51,000 in each of the years 2019-20 and 2020-21. Please see the link to check for eligibility: [Business Rates Link](#)

##### **Legal Costs**

Each party to pay their own legal fees.

##### **EPC**

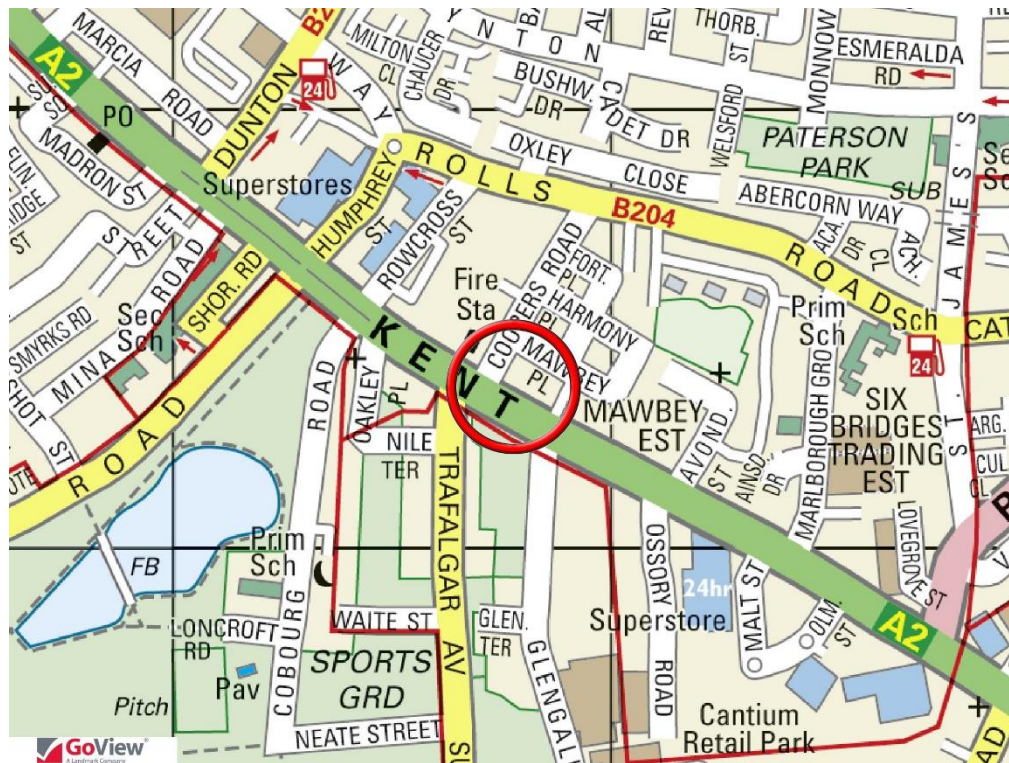
An EPC has been commissioned for this property.

**Viewing**

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303

Charlene Nicholls: [c.nicholls@hindwoods.co.uk](mailto:c.nicholls@hindwoods.co.uk)

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