



## 347 Walworth Road, London, SE17 2AL

- Prominent location on The Walworth Road.
- Large return frontage.
- Arranged over ground and lower ground floor levels.
- NIA 1,415 sq ft approx.
- Would suit several uses retail, café and restaurant.
- Use class E.



## LOCATION

The property is located on the east side of Walworth Road on the corner of Liverpool Groove. Nearby occupiers include Tesco Express, Marks and Spencer's and a number of other independent retailers. The subject benefits from good transport links with the Elephant and Castle Underground Station (Northern & Bakerloo Line) within walking distance from the unit. Regular bus services are frequent along the Walworth Road.

## DESCRIPTION

The property provides a self-contained unit with a large return dual-glazed frontage. The subject is arranged over ground and basement floors, with a large kitchen and W.C. facilities. The premise is currently configured as a Café with seating at the basement level/ The unit benefits from planning Use class E (Retail).

The property benefits from mains gas, electric, water and drainage.

## ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

AREAS	SQ M	SQ FT
Ground Floor	65	700
Lower Ground Floor	37	400
Kitchen	29	315
<b>TOTAL</b>	<b>131</b>	<b>1,415</b>
Area ITZA	48.58	523

## RATEABLE VALUE

This property has a rateable value of £27,000

Uniform Business Rate: 0.512p in the £

Estimated rates payable: £13,825 pa

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.

## TENURE

A new Lease on Full Repairing and Insuring terms.

## QUOTING RENT

£55,000 per annum exclusive.

## EPC

Available on request

## COSTS + VAT

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party to bear their own legal costs incurred in connection with this transaction.

## To arrange a viewing please contact:

Kyle Nicholls

Kyle.Nicholls@g-s.co.uk

07810 602 853

Zak Los

Zak.los@g-s.co.uk

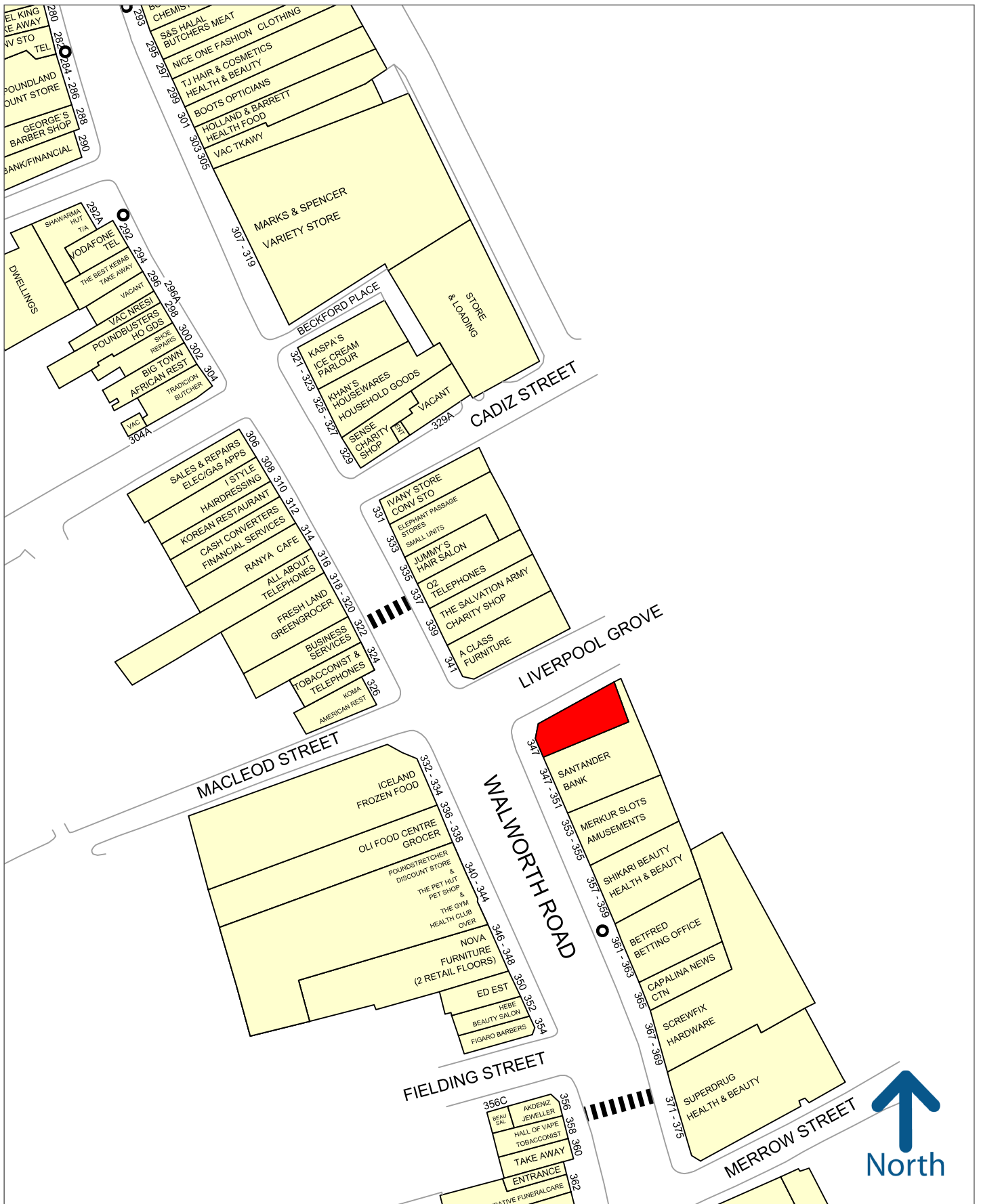
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## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: January 2024



50 metres

Experian Goad Plan Created: 15/01/2024  
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