USP.

169 Walworth Road, London, SE17 1RW

Retail To Rent

1,300 SQ FT

usp.london
020 3757 7777

Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground Floor	Available	800	POA
Basement	Available	500	POA
TOTAL		1,300	

Amenities

Glazed frontage	High footfall
Basement storage	Good connections

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Description

Well located shop to rent near Elephant & Castle

169 Walworth Road is a prominent retail unit with return frontage onto Larcom Street. It is a ground floor shop with ancillary basement storage. Suitable for a variety of uses, this unit comes with glazed frontage.

The property is approximately a 5-minute walk from Elephant and Castle Station providing outstanding transport connections via National Rail (Thameslink services) as well as Underground Northern line and Bakerloo line.

The surrounding area has been home to many large scale regeneration projects in recent years. Most notably Elephant Park, a new mixed use scheme centered around a 2 acre park. Mercato Metropolitano is also just round the corner. Housed in a formerly abandoned paper factory, Mercato offers one of the city's largest undercover outdoor areas with over 40 independent food and beverage partners such as Molo, Rudie's Jerk and Little Sicily.

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Further Information

A new lease is available direct from the landlord.

Rent	Service Charge
£40,000pa	TBC

Rates

Please rely on your own investigations

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