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**226 WALWORTH ROAD, LONDON, SE17 1JE**

**TO LET ON NEW LEASE**



**PROMINENT RETAIL UNIT**

**Approx: 203.05 sq. m. (2,186 sq. ft.)**

**RENT: £58,000 PER ANNUM EXCLUSIVE**

**Location**

The premises are situated in a busy parade of shops on Walworth Road (A215).

Multiple retailers in the vicinity include Tesco Express, Paddy Power and the Post Office.

**Description**

The property comprises a mid terraced unit with a 8.5m (28') frontage and a depth of 26.11m (86') providing a regular shaped retail space.

The unit is currently arranged to provide a double frontage and a central recessed entrance.

**Accommodation**

The property has the following approximate net internal areas:

Ground Floor                      203.05 sq. m. (2,186 sq. ft.)

**Terms**

The property is to be let on a new lease for a term to be agreed.

**Rates**

The property is to be re-assessed for the rateable value. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit [www.mybusinessrates.gov.uk](http://www.mybusinessrates.gov.uk).

**Planning**

The premises are currently occupied by Spec Savers and trade within an A1 retail consent. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

**Rent**

£58,000 per annum exclusive.

**Legal Costs**

Each party to be responsible for their own legal costs.

**VAT**

Please note that VAT will be chargeable.

**Viewing**

Strictly by prior arrangement with sole agents Hindwoods.

**CG4682**

*"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)".*