



**GOLDSTEIN
LEIGH** COMMERCIAL
PROPERTY
CONSULTANTS

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Retail Showroom To Let

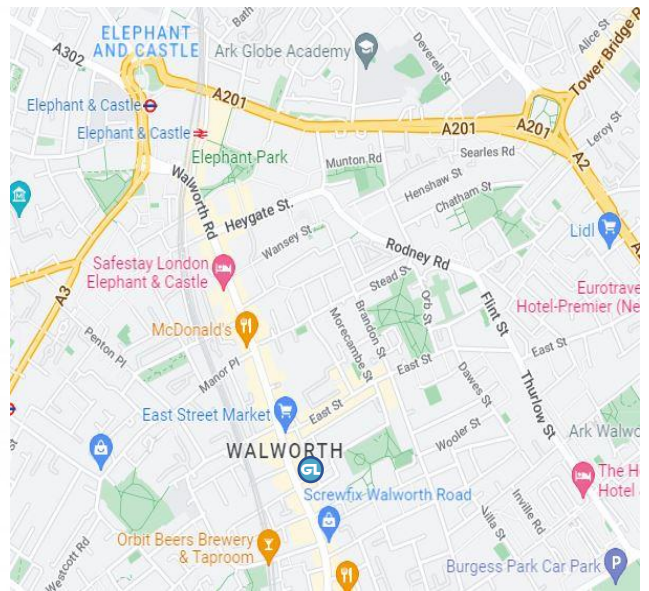
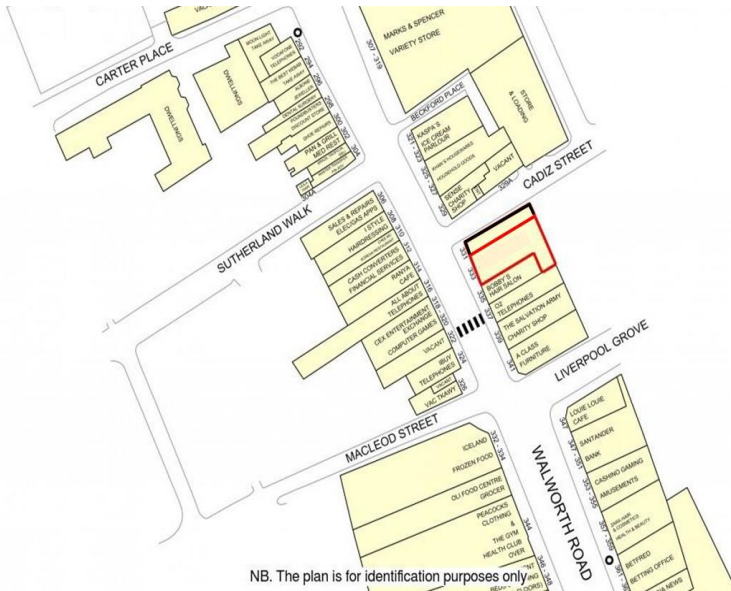
333 Walworth Road, London, SE17 2TG

1,800 SQ FT (167 SQ M.)

Location: Walworth is a densely populated South East London suburb located within the London Borough of Southwark, approximately 2 miles to the south of the City of London. The property is well located on the A215 which leads to both the A2 and A201. Elephant and Castle Station (National Rail) and Underground station (Bakerloo & Northern Line) are both within 0.7 miles of the property.

Description: The property comprises a ground floor lock up retail unit currently used as a furniture showroom. There is a heavy pedestrian footfall. The property is situated on the east side of Walworth Road, on its junction with Cadiz Street and local occupiers include Marks & Spencer, O2, Sense, Santander, Iceland, Peacocks, Betfred and Holland & Barrett amongst many others.

-  Strong transport links
-  Double Fronted
-  New Lease
-  24-hour access



Tenure: Leasehold

Terms: A new Full Repairing & Insuring lease for a term to be agreed.

Rental: Price upon application.

Service Charge: None Applicable.

Rates: The rateable value is £48,500 (this is not the amount that you will pay) For more information please contact the Local Authority (Southwark Council – 0345 600 0611).

EPC: Energy Performance Rating 'C'.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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