

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE
Email info@gpcommercial.co.uk
www.gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

RETAIL UNIT TO LET



**217 Walworth Road,
Camberwell, London, SE17 1RL**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited,

217 Walworth Road, Camberwell, London, SE17 1RL

Location:

Walworth Road is one of the main shopping areas in the London Borough of Southwark and has a large number of pedestrians. East Street Market and which adjoins Walworth Road, is a busy thriving market but also attracts a large number of people.

Walworth Road is a key arterial road into central London, forming part of the A214 Corridor. The nearest transport link is Elephant & Castle Underground Station (Northern Line/Bakerloo Line).

Numerous multiple retailers are situated close by including Santander, William Hill, Carphone Warehouse, Tesco Express, SpecSavers, Paddy Power, KFC and Blockbuster.

Accommodation:

The accommodation available comprises the ground floor and basement. There is rear access to the ground floor. The net internal floor areas are as follows:

Ground floor retail:	63.27 sq m	(681 sq ft)
Basement:	35.21 sq m	(379 sq ft)
	98.48 sq m	(1060 sq ft)

Terms:

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed, at a rent of £35,000 per annum exclusive, plus VAT (if applicable).

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Business Rates

According to the Government website the commercial property has a Rateable Value of £17,250 per annum and the current UBR for 2011/12 is 43.3p in the £.

Viewing:

Strictly by appointment with Sole Agents
Gildersleve & Payne
Contact Nick Payne MRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants 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 Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

www.commercialleasecode.co.uk

