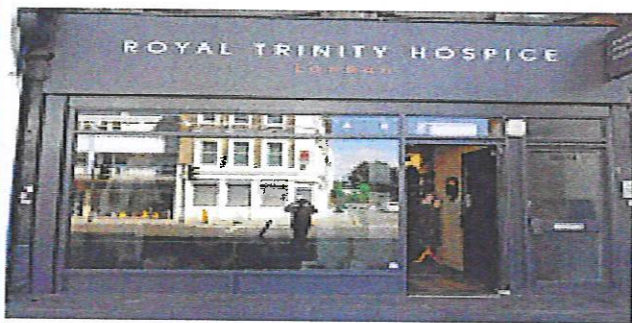




Picton Jones & Co

0121 643 3232

**TO LET**  
**SHOP & PREMISES**  
**393 WALWORTH ROAD**  
**WALWORTH**  
**LONDON, SE17 2AW**



- **PROMINENT AND BUSY TRADING LOCATION**
- **FULLY FITTED OUT – READY TO TRADE**
- **COMPETITIVE TERMS**

**SITUATION/LOCATION**

The Shop Premises occupy a prominent and busy Trading Location on the East side of Walworth Road, close by to the junction with Merrow Street. Elephant and Castle Underground Tube Station is approximately 3/4 of a Mile and the Premises are located close by to the popular East Street Market.

Adjoining and nearby Retailers include Tesco Express, Superdrug, Argos as well as Regional and Local Retailers. See Plan Over.

**DESCRIPTION/ACCOMMODATION**

The Property Comprises Ground Floor Sales with Basement Ancillary forming part of Multi-Storey Terraced Block of Premises.

Fully Fitted Out, the Ground Floor Shop has a Modern Shop Front, Lined / Plastered Walls, Lighting Throughout – Ready to Trade.

Gross Frontage	18' 6"
Internal Width	17' 3" (Max)
Ground Floor Sales	909 sq ft
Basement Ancillary	264 sq ft
W/C Accommodation	

**TENURE / RENTAL**

The Premises are held by way of Existing FR&I Lease for a Term Expiring 30<sup>th</sup> August 2023, at a Current Rent Payable of £27,750 p.a.x, fixed to Lease Expiration.

Premium Offers are Invited for the Benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings

**RATEABLE ASSESSMENT**

We are verbally advised that the Retail premises have a Rateable Value of £21,500.00 and rates payable for 2022/2023 of £10,728.50

It is understood that in the Year April 2022/2023 the Government will Grant a 50% Concession. However Interested Parties must make their own enquiries to the Local Authority.

**LEGAL COSTS**

Each Party is to be responsible for all Legal Costs associated with the transaction.

**VIEWING**

**STRICTLY BY APPOINTMENT** Viewing is Strictly through Appointment with the Sole Retained Agents Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2022)

**SUBJECT TO CONTRACT**

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



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