



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



65 Lambeth Walk
Lambeth SE11 6DX

COMMERCIAL UNIT (CLASS-E) FOR SALE
IN LAMBETH (526SQFT GIA)



Summary

- » The subject unit is situated on the **ground floor** with excellent street frontage amongst a popular parade
- » Modern space extends **526sqft (GIA)** and is largely **open plan** with the benefit of a rear terrace (248sqft) and being self-contained
- » Located a short walk (0.4 miles) from **Lambeth North station** (Northern line) and just 0.8 miles to **London Waterloo** and **Vauxhall** mainline stations
- » Ideal for a range of occupiers to be used as an **office, medical unit or gallery space**
- » We are inviting '**offers of £255,000**' for the long leasehold interest (108 years remaining)



Description

Opportunity to purchase a modern **ground floor commercial unit**, with excellent street frontage. The property would provide businesses with their own **self-contained unit measuring 526sqft (GIA)** with an **additional 248sqft rear terrace**. Located amongst a popular parade of commercial units, the incoming purchaser will benefit from a **4m frontage** onto Lambeth Walk and rear outdoor terrace.

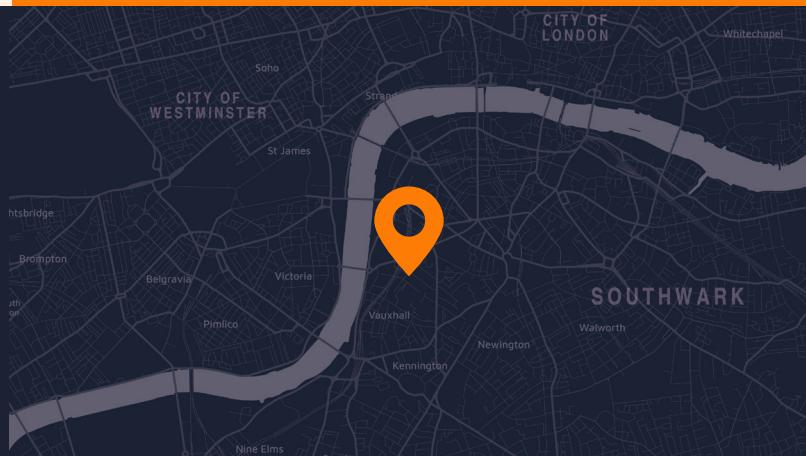
Given the excellent location and quality of this **self-contained space**, we believe it would be suitable for a range of users including **office tenants, medical businesses, and art galleries**.

Location

The property is situated along **Lambeth Walk**, connecting to Lambeth Road (A3203). Located along a popular parade of commercial units and residential property.

Lambeth North underground station (Northern line) is a short walk away (0.4 miles), with both **Waterloo East** and **Vauxhall** mainline train stations just 0.8 miles. These providing access to **National Rail services**.

PROPERTY ADDRESS
65 Lambeth Walk
Lambeth SE11 6DX



Floor Plans

Available upon request.

VAT

We understand the property **has been elected for VAT** and therefore **will be** applicable on the sale price.

Business Rates & Service Charge

We believe that any incoming purchaser should benefit from small business rates relief and therefore **no business rates will be payable**. Parties are invited to confirm with Lambeth Council.

Services charges are estimated to be **under £500pax**.



Terms

We are inviting '**offers of £255,000 for the long leasehold interest (108 years remaining)**'.

Our client would also consider offers to rent the unit upon enquiry.

CONTACT US

- 📍 19 Risborough Street
Southwark
SE1 0HG
- 📞 +44 (0) 207 125 0377
- ✉️ info@henshallandpartners.co.uk
- 🌐 www.henshallandpartners.co.uk



Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Onega, 112 Main Road, Sidcup DA14 6NE.