



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.

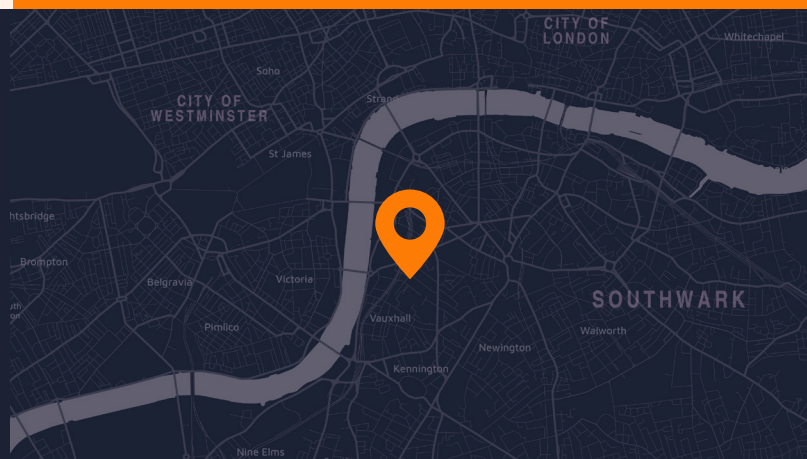
Given the excellent location and quality of this **self-contained space**, we believe it would be suitable for a range of users including **office tenants, medical businesses**, and **art galleries**.

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 OHG
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk



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