

South Lambeth Road Unit

95 Victoria Mansions, South Lambeth Road, SW8 1QU



To Let

Retail unit in a parade

Ralph Smart

Associate Director
Tel: 07824 568 728
Email: ralph.smart@avisonyoung.com

Reece Andrade

Surveyor
Tel: 07720 160 086
Email: reece.andrade@avisonyoung.com

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Description

The property is located in Vauxhall on the junction of South Lambeth Road (A203) and Old South Lambeth Road. Nine Elms Underground (Northern Line) and Vauxhall Mainline Station/ Underground (Victoria Line) is within walking distance.

The property consists of a ground floor lock up shop.

Accommodation	Sq M	Sq Ft
Ground NIA	74.30	800

Areas quoted are approximate.

Specification

- Partial refurbishment

Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Planning Consent

The property has consent for use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

Offer in excess of £20,000 per annum exclusive

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

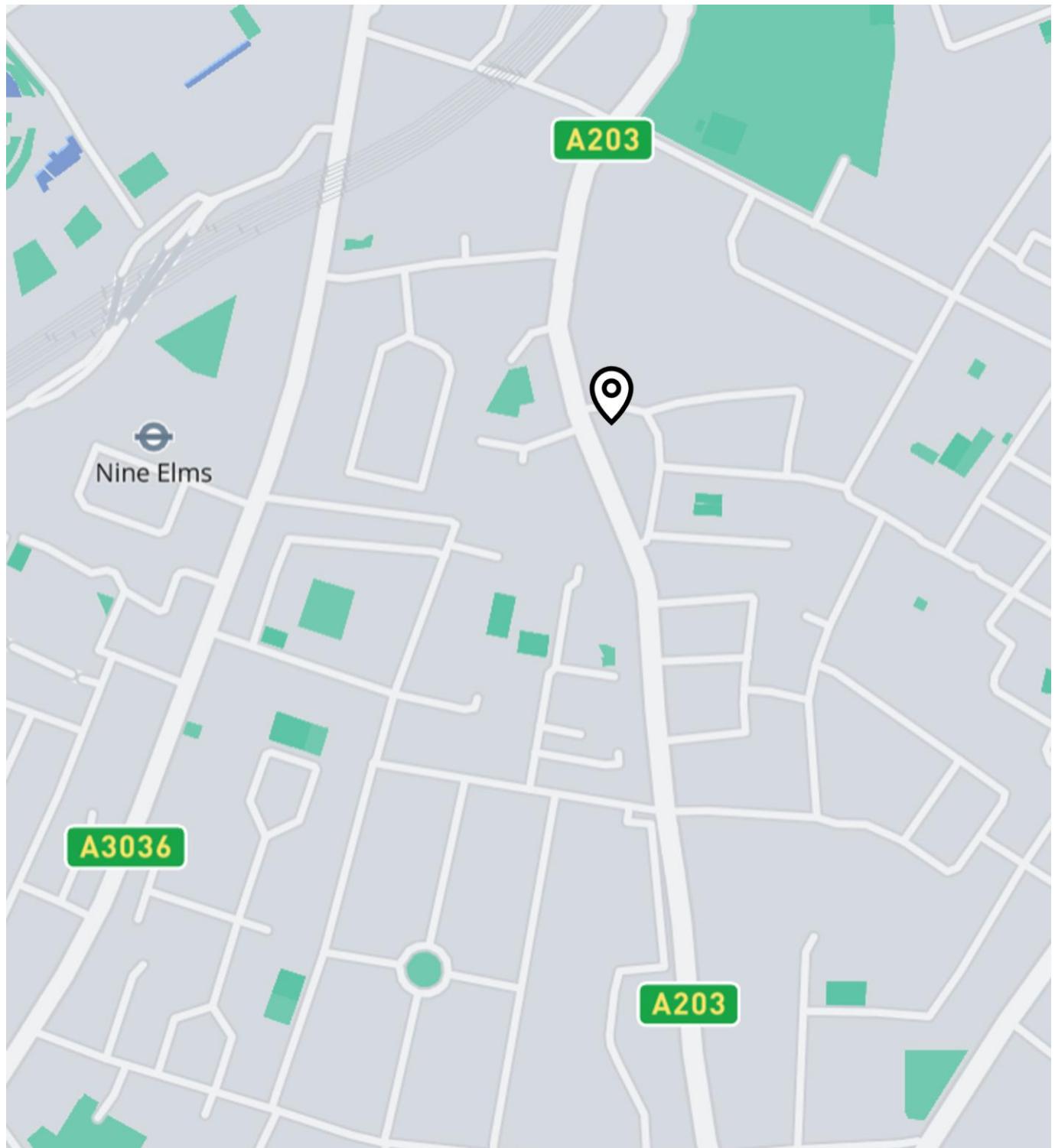
Interested parties should undertake their own due diligence to confirm rates due.

EPC

Rating of D(97).
A certificate can be made available on request.

Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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