

TO LET RETAIL UNIT / OFFICE

Tel: 07885 912 982



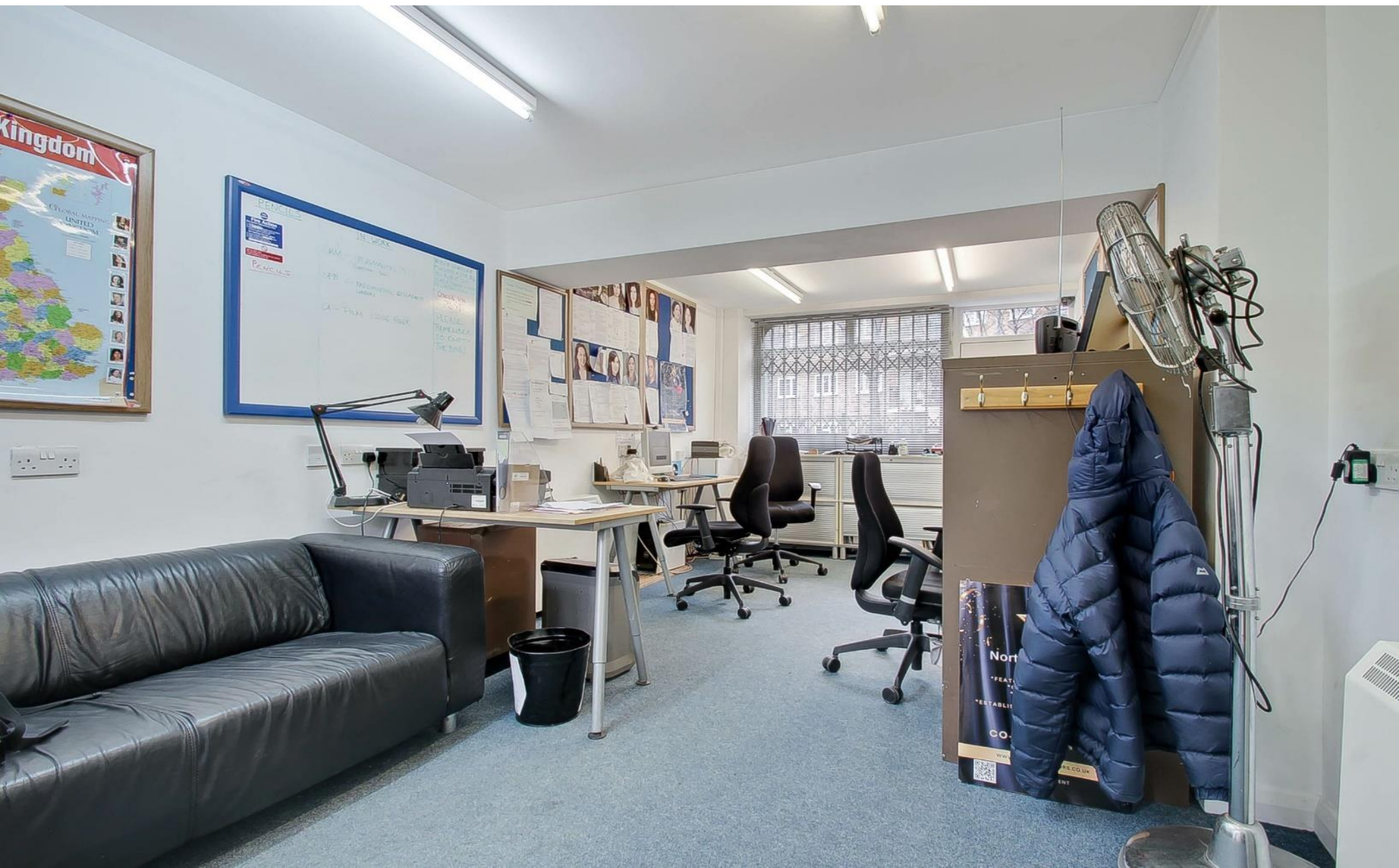
**53 LAMBETH WALK
LONDON, SE11 6DX
APPROX. 250 SQ FT (23 SQM)**

**CLASS E
£12,000 PER ANNUM EXCLUSIVE
AVAILABLE NOW**

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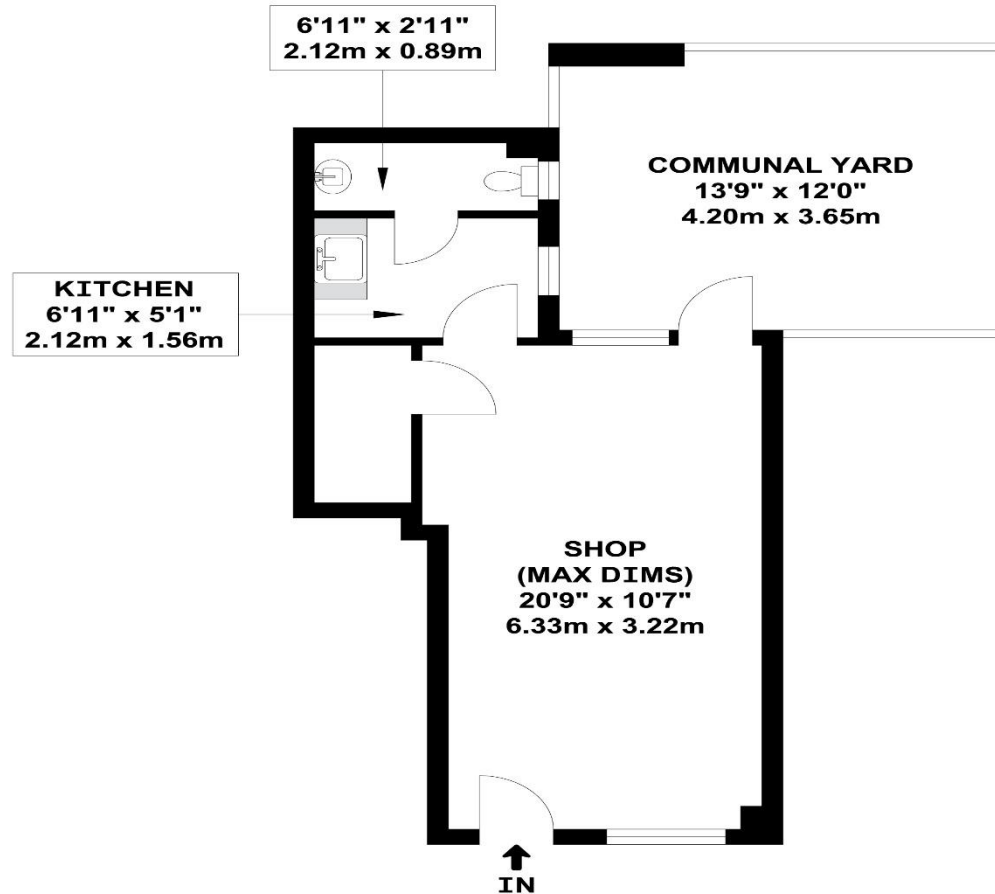


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APPROX. NET FLOOR AREA 256.18 SQ. FT / 23.80 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



Location

The property is located just off Walnut Tree Walk between Kennington Road and Lambeth Walk and within a short walk of Lambeth North station (Bakerloo line) and Waterloo mainline and underground services.

Description

A self-contained ground floor retail / office with the benefit of a shared enclosed patio.

The space is open plan with a kitchen, W.C and storage area.

Office specifications include:

- ❖ Electric heating
- ❖ Kitchenette
- ❖ Carpeted throughout
- ❖ Own W.C
- ❖ Own entrance
- ❖ Communal patio
- ❖ Close to Lambeth North station

Term

A new lease available for a minimum term of two years on terms by arrangement.

Service Charge

A nominal service charge to be applied to the ground floor office.

EPC

Energy Rating 58 - C

Rates

The Rateable Value for 2023/2024 is £4,800. Therefore, the rates payable is approximately £2,400 per annum.

VAT

VAT is NOT payable on the rent and any service charge

Rent

£ 12,000 per annum exclusive of all outgoings

Further Details

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