

LARGE STORE TO LET Available on New Lease

**346 – 348 WALWORTH
ROAD, LONDON SE17 2NA**



LOCATION

The property is situated in a busy location on Walworth Road, where nearby traders include Marks & Spencer, Superdrug, Peacocks and Iceland.

ACCOMMODATION

The premises are arranged over ground, basement and first floors, providing the following approximate floor areas:

Ground Floor	3,560sq ft
First Floor	950sq ft
Basement Storage	890sq ft
Total	5,400sq ft

LEASE

The premises are available on a new 5 or 10 year lease, outside the Act, with a term certain to be agreed.

RENT

£95,000 pax

RATING

We have been informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £78,500. The rates payable for 2018/2019 is £38,465. Interested parties are advised to make their own enquiries with the Local Authority for verification.

VIEWING

Viewings are to be arranged strictly via this office.

James Peasnell – james@jpretail.co.uk, Sian Fountain – sian@jpretail.co.uk

