



Sanderson  
Weatherall

# COMMERCIAL UNIT TO LET



112 – 114 DORSET ROAD, VAUXHALL, LONDON, SW8 1AA

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- Close to Oval and Stockwell Underground Stations
- Suitable for office and retail uses

### Location

Dorset Road runs to the west of Clapham Road within the London Borough of Lambeth.

The subject property is located within a secondary retail parade close to a convenience store.

Oval Underground (Northern Line) and Stockwell Underground (Northern Line & Victoria Line) are within walking distance.

### Description

The property consists of a ground floor office with kitchenette and WC.

### Accommodation

Description	Size (NIA)	
	Metric	Imperial
Ground Floor Area	89.92	968 sq ft

### Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews. The lease will be subject to a rolling landlord's break option operative on 6 months' notice and contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

### Offers

The landlord is seeking offers in the region £16,000 per annum exclusive of business rates, utilities, and all other outgoings.



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.

#### **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.

#### **Business Rates**

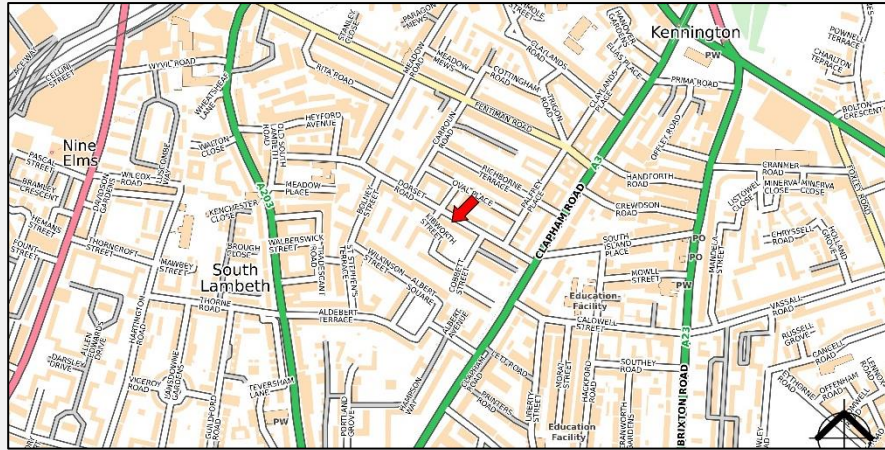
Rateable Value: £16,000

#### **Energy Performance Certificate (EPC)**

Available on request.

#### **Planning**

All planning related enquiries should be via Lambeth Council Planning Department.



## VAT

All prices quoted are exclusive of VAT.

## Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.



Viewing and further information:

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