

# Dorset Road Retail Unit

116 Dorset Road, London, SW8 1AA



## To Let

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Retail unit in a parade

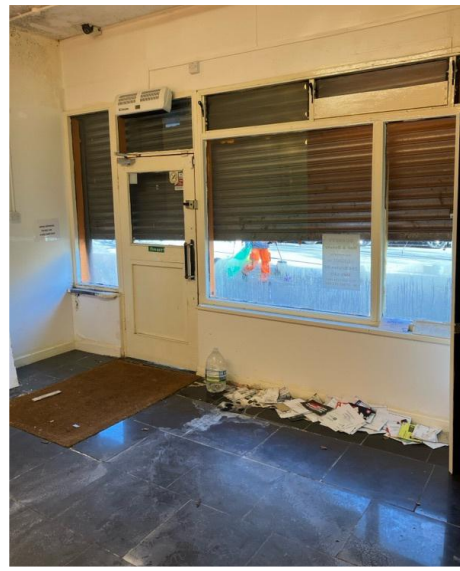
### **Ralph Smart**

Associate Director  
Tel: 07824 568 728  
Email: [ralph.smart@avisonyoung.com](mailto:ralph.smart@avisonyoung.com)

### **Reece Andrade**

Surveyor  
Tel: 07720 160 086  
Email: [reece.andrade@avisonyoung.com](mailto:reece.andrade@avisonyoung.com)

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## Description

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

The property consists of a ground floor office with kitchenette, WC and small rear yard

Accommodation	Sq M	Sq Ft
Total NIA	54	581

Areas quoted are approximate.

## Specification

— WC Facilities

## Terms

The premises are available on a new effective 5 year FRI lease subject to a Landlord rolling break after June 2028, operative on 2 months notice. The premises will be taken as seen.

The lease will be contracted outside of Sections 24 and 28 of the Landlord and Tenant Act 1954.

## 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

£9,000 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

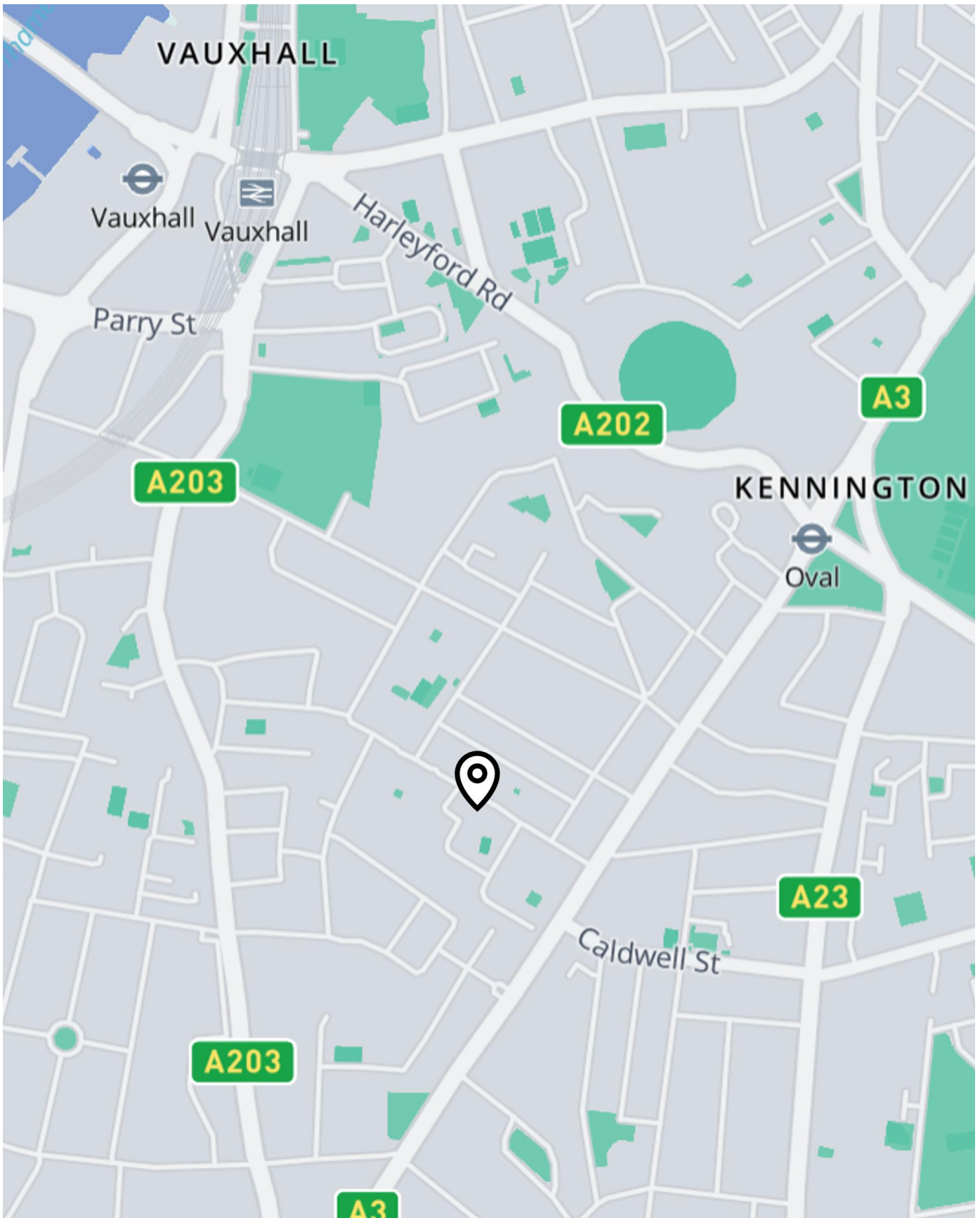
Interested parties should undertake their own due diligence to confirm rates due.

## EPC

Rating of C(73) Available upon request

## Costs

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



## Agent Details

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Associate Director  
Tel: 07824 568 728  
Email: [ralph.smart@avisonyoung.com](mailto:ralph.smart@avisonyoung.com)

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

## 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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