

# Retail Unit

53 Black Prince Road, London, SE11 6AB



## To Let

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Retail unit within a parade

### **Ralph Smart**

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### **Reece Andrade**

Surveyor

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## Location

The property is situated in a retail parade on Black Prince Road, in Vauxhall. Both Vauxhall (Southeastern Railway & Victoria Line) and Kennington (Northern Line) Stations are within easy walking distance of the unit and the area is served well by buses. Neighbouring occupiers include hairdresser, sandwich shop and supermarket.

## Description

The property consists of a ground floor and basement lock-up shop. The space would suit a variety of different occupiers.

## Accommodation

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

Floor	Area (sq ft)	Area (sq m)
Ground	371	34.5
Basement	212	19.7
Total	583	54.2

## Rent

£17,000 pax

## 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.

## Lease Terms

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

The property is currently tenanted but available from November 2025

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

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

## Business Rates

We understand that the property is assessed at a rateable value of £10,000 (2023).

**Interested parties should carry out their own investigations.**

## EPC

The Energy Performance Asset Rating is B (45). The certificate is available online.

## Legal Costs

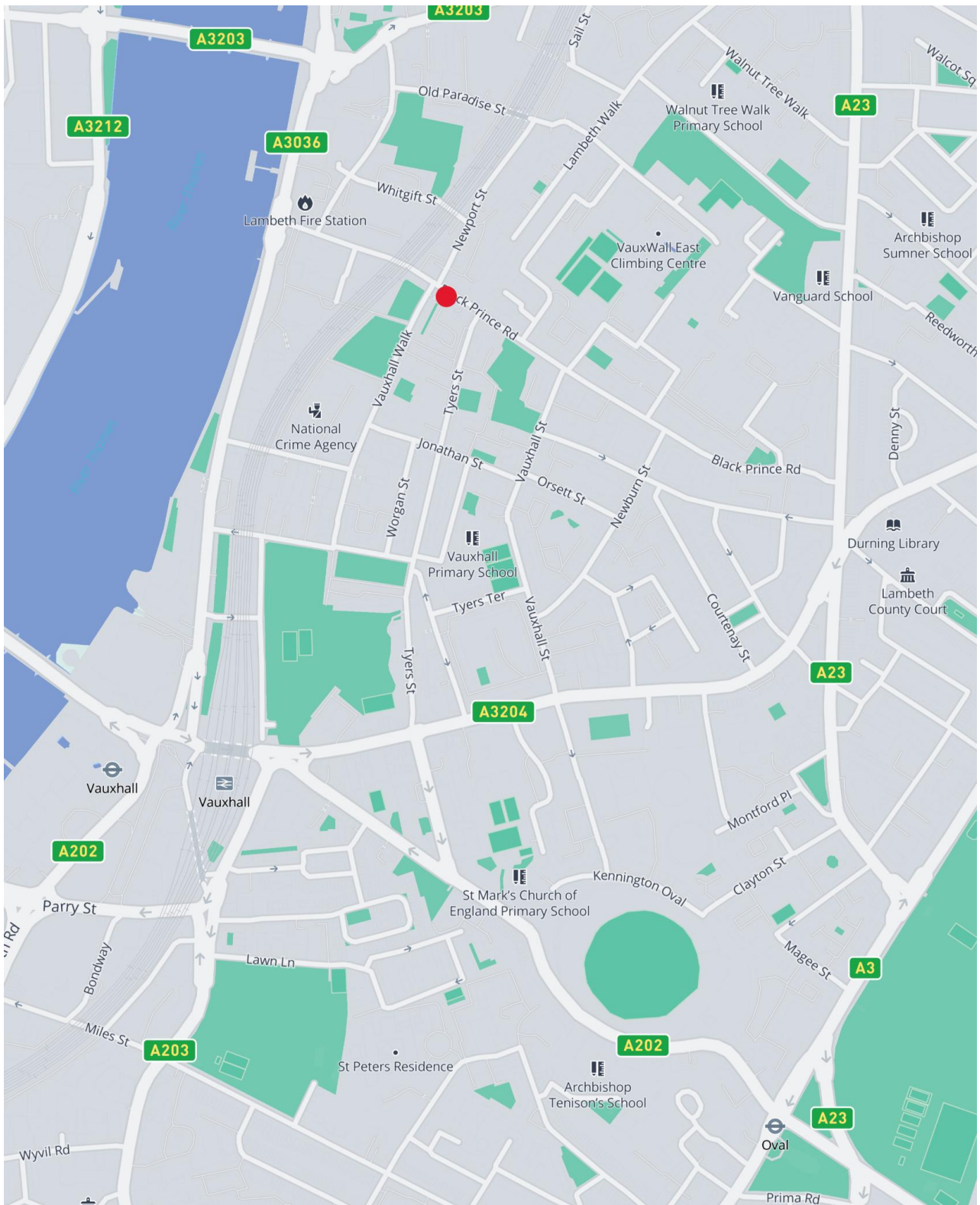
The ingoing tenant shall be required to pay the landlord's reasonable legal fees.

## 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.





## 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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