

Dorset Road Retail Unit

116 Dorset Road, London, SW8 1AA



To Let

Retail unit in a parade

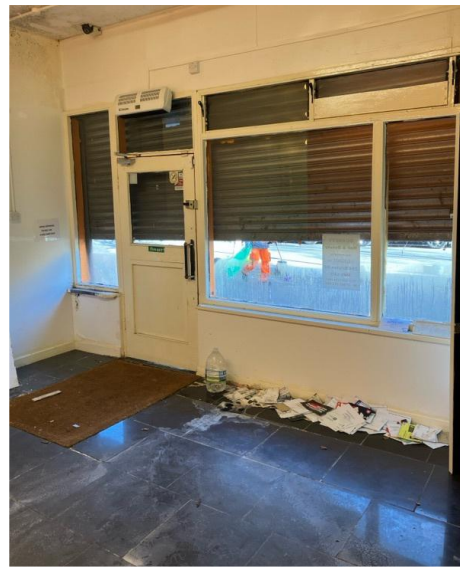
Ralph Smart

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Surveyor
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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 3 years, operative on 6 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

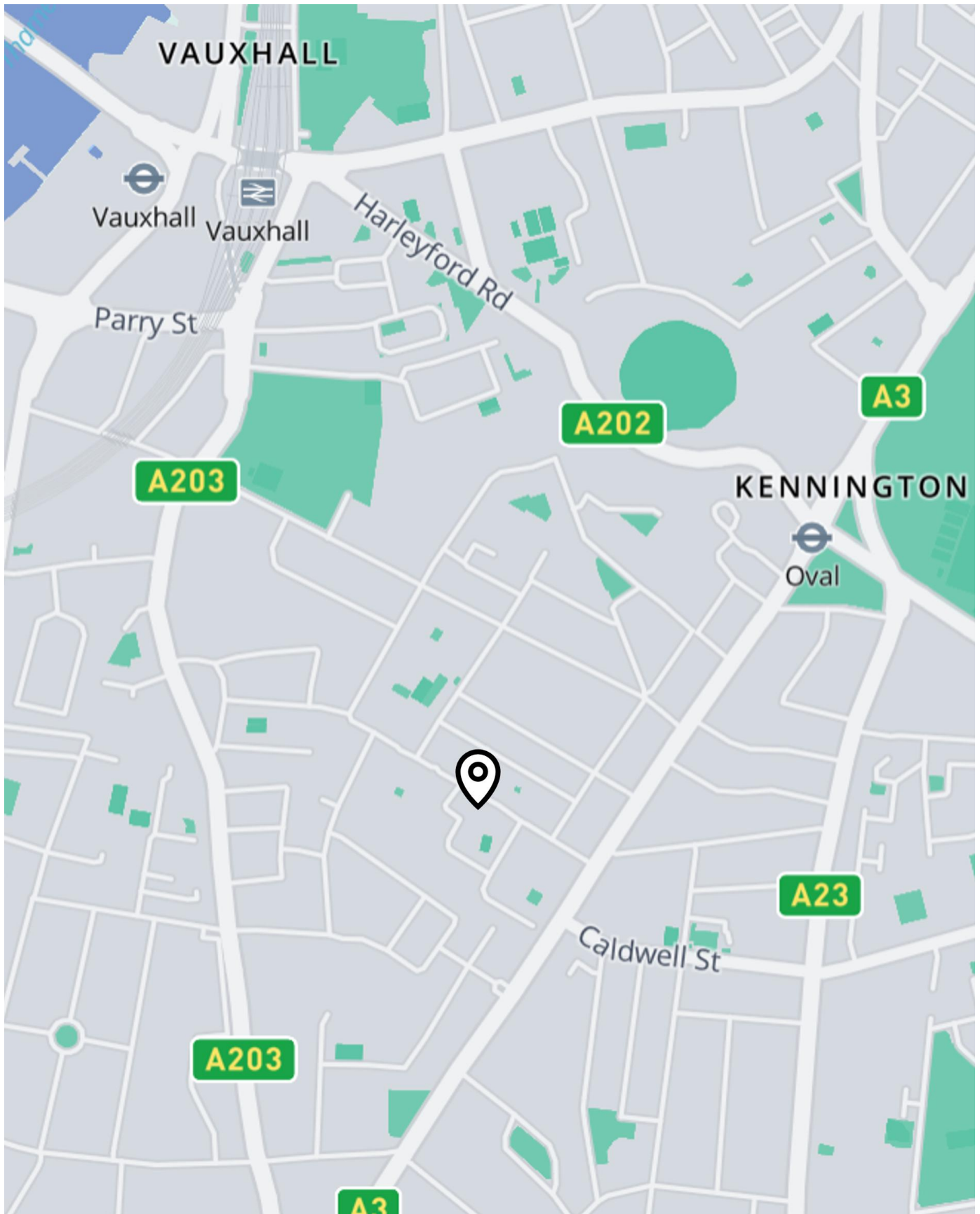
Interested parties should undertake their own due diligence to confirm rates due.

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

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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