

# Dorset Road Retail Unit

108 Dorset Road, London, SW8 1AA



## To Let

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Retail unit in a parade

### **Ralph Smart**

Associate Director

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### **Reece Andrade**

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 lockup shop with kitchen, front area, WC and rear yard.

Accommodation	Sq M	Sq Ft
Total NIA	54	581

Areas quoted are approximate.

## Specification

— WC Facilities

— Kitchen Area

## Terms

The premises are available on a new, effective, 5 year FRI lease subject to a Landlord rolling break from June 2028, operative on 2 months notice.

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

The premises will be taken as seen - available from August 2025.

## 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

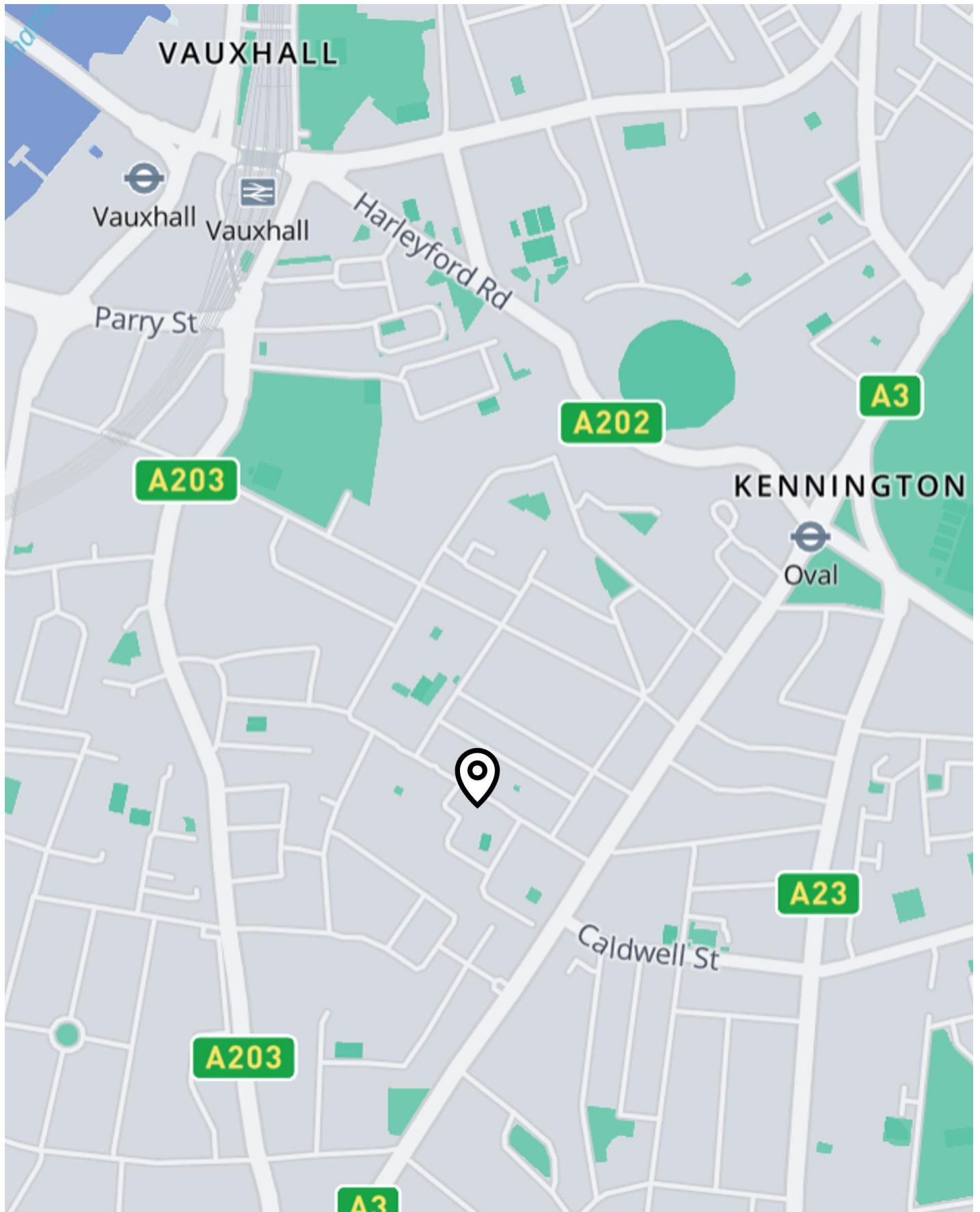
Interested parties should undertake their own due diligence to confirm rates due.

## EPC

Rating of C(57).  
A certificate can be made available on 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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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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