



CLASS E UNIT TO LET IN KENNINGTON

**414-416 KENNINGTON PARK ROAD,
LONDON, SE11 4PW**

SUBJECT TO VACANT POSSESSION



Location:

The premises are located in a prominent position within a busy parade situated between Oval and Kennington Underground Stations (Northern Line).

The unit is close to the junction of Kennington Park Road and Kennington Road. The property benefits from considerable passing vehicular traffic and high local pedestrian footfall.

Nearby occupiers predominantly consist of well-established independent operators.

Accommodation:

The unit is arranged over the Ground Floor and Basement and has the following approximate net internal areas:

Ground Floor:	1,329 sq. ft	(123.47 m²)
Basement:	807 sq. ft	(74.97 m²)

Use:

The retail premises benefits from Class E planning consent. Alternate uses may be considered subject to planning.

Rent:

£50,000 per annum exclusive

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

