

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£40,000 (Forty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,662.00 (2022/23).

Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

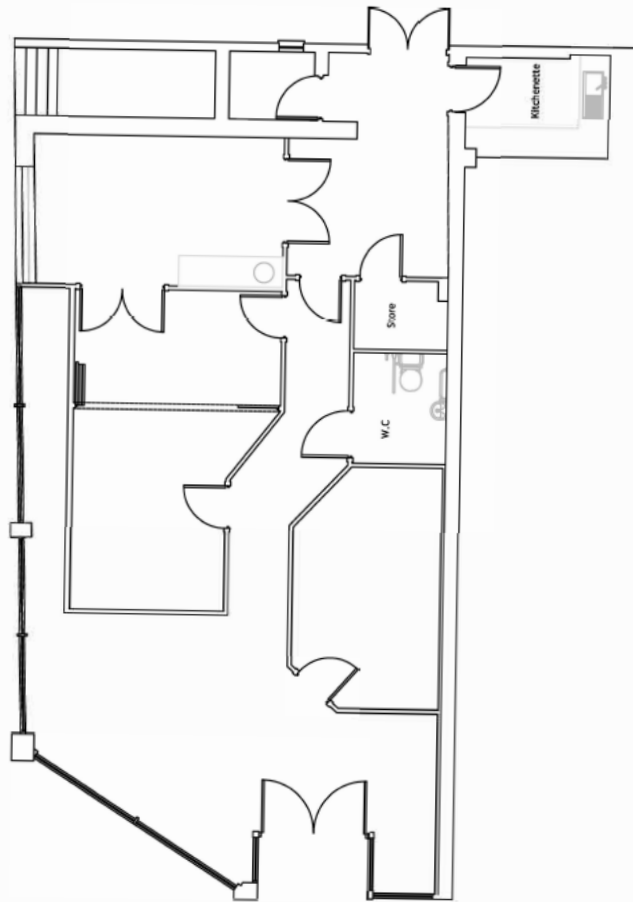
VAT

We are advised that the property is elected for VAT.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Existing Floor Plan



EPC

Unit 1
193-221 Southwark Park Road
LONDON
SE16 3RW

Energy rating

E

Viewings

Available by prior appointment via sole agents Linays;

Contact: Mandeep Cheema Email: mc@linays.co.uk