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RAISED GROUND AND LOWER GROUND FLOOR SHOP FRONTED OFFICES TO LET

WITH A LARGE FRONTAGE TO THE OLD KENT ROAD (A2) AVAILABLE UNDER A NEW
 LEASE AT A HIGHLY COMPETITIVE RENT

86-92 OLD KENT ROAD, LONDON SE1

LOCATION

The property is situated fronting the Old Kent Road close to its junction with Tower Bridge Road and forming part of the main A2 commuter route. The Old Kent Road links central London with south-east London and the property benefits from extraordinary volumes of passing vehicular traffic particularly heavy during the rush hour periods but is busy throughout the day. The property is on a major bus route and is situated nearby a large Lidl supermarket with its own dedicated car park. The surrounding area is an extremely densely populated residential area with a mixture of local authority and private housing. The Old Kent Road generally houses a wide range of businesses servicing the local community.

DESCRIPTION

The property comprises shop fronted premises arranged internally as lower ground floor and raised ground floor accommodation as a result of the installation of a mezzanine. The property has a modern double-glazed shop front secured with electric security shuttering and internally has space arranged over full height lower ground floor which also benefits from natural light from the front. There is power and light and an internal WC at lower ground floor level.

ACCOMMODATION

Gross Frontage	11.53m	(37'10)
Internal Width	11.27m	(37') widening to 14.27m (46'10) after 2.79m (9'2)
Maximum depth	11.65m	(38'3)
Total Potential Floor Area	278.70m ²	(3,000ft ²)(ground and lower ground floors)
Internal WC		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential

purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease, the length of which is to be negotiated on full repairing and insuring terms. Alternatively, the sale of a virtual freehold interest would be considered.

USE/PLANNING

We understand the property currently falls within Class A1/A2 and B1 of the Current Town and Country (Use Classes) Order, and would suit a variety of uses including specialist retail, retail office and general office. Interested parties should make their own enquiries of the local Planning Authority with regard to their own intended specific use.

RENT

In the event of a letting, an initial rent of **£20,000 (twenty thousand pounds)** per annum exclusive is sought. In the event of a long leasehold sale, the price is available on request.

V.A.T.

We understand the property is elected for V.A.T. and V.A.T. will be chargeable on all rents or purchase prices.

SUBJECT TO CONTRACT