

# Kennington Rd Retail Unit

76 Kennington Road, London, SE11 6NL



## To Let

Retail unit in a parade

### **Ralph Smart**

Associate Director

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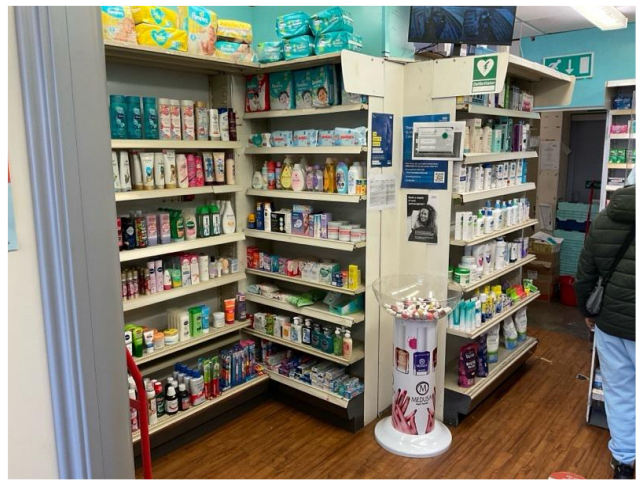
### **Reece Andrade**

Surveyor

Tel: 07720 160 086

Email: [reece.andrade@avisonyoung.com](mailto:reece.andrade@avisonyoung.com)

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## Description

The property is located to the north of Kennington, close to the junction of Kennington Lane (A23) and Lambeth Road (A3203) within a small retail parade under Lambeth Towers housing block. It is opposite the open space of Geraldine Mary Harmsworth Park and the Imperial War Museum. Lambeth North Underground (Bakerloo Line) is within walking distance.

The property consists of a ground floor and basement.

Accommodation	Sq M	Sq Ft
Ground NIA	27.44	295
Basement NIA	46.44	500
Total NIA	73.88	795

Areas quoted are approximate.

## Specification

— WC Facilities

— Basement

## Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be taken as seen.

Available from June 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

£15,000 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.

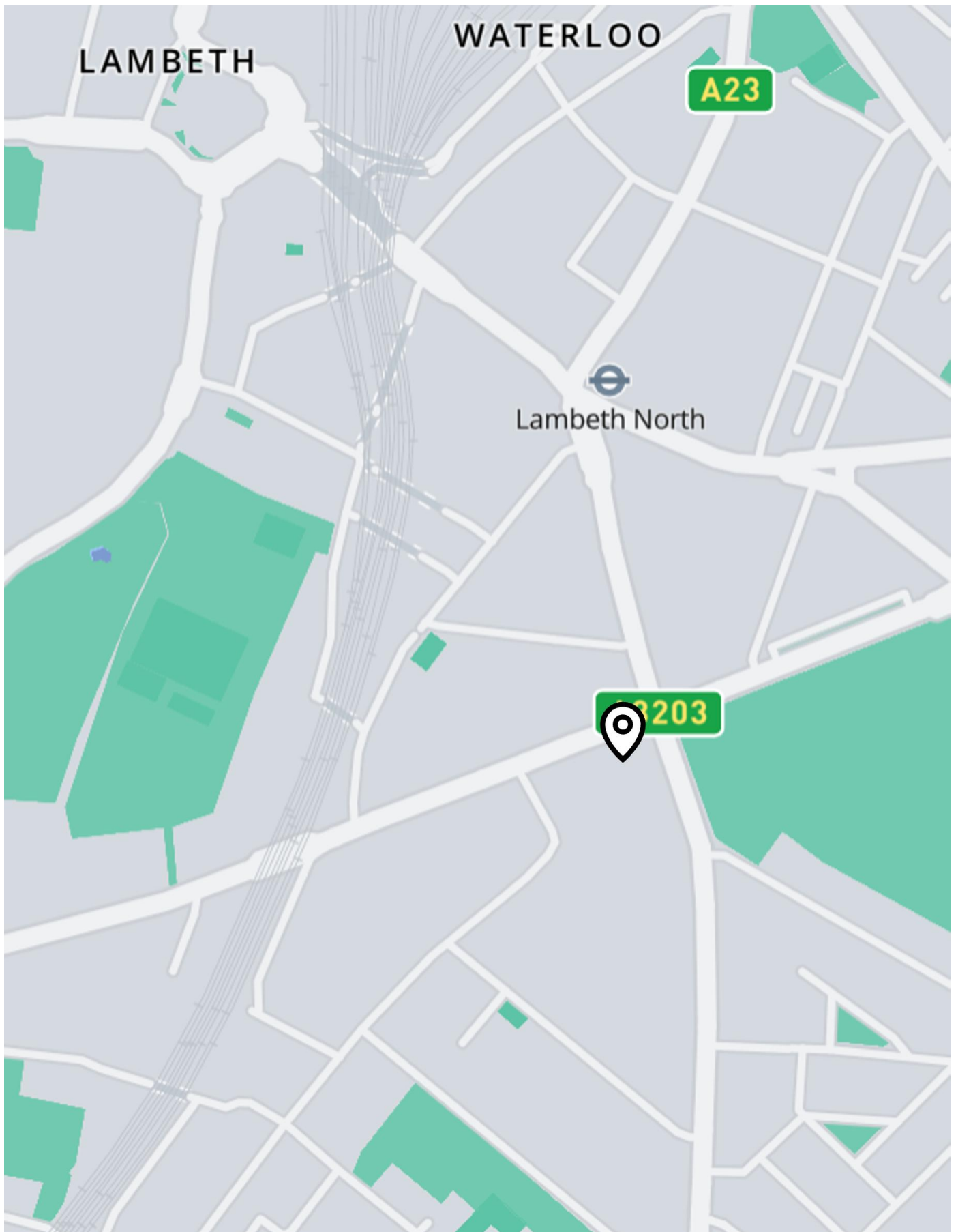
## EPC

Rating of D(80).

A certificate can be made available on request.

## Costs

The incoming 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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