



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



81 Lambeth Walk, London SE11 6DX

Commercial Unit (Class-E) for Sale in Lambeth (493sqft)

SUMMARY

- The subject unit is situated on the **ground floor** with excellent street frontage amongst a popular parade
- Space extends **493sqft** and is largely **open plan** with the benefit of a rear terrace and being **self-contained**
- Located a short walk (0.4 miles) from **Lambeth North station** (Northern line) and just 0.8 miles to London Waterloo and Vauxhall mainline stations
- Ideal for a range of occupiers to be used as an **office, medical unit** or **gallery space**
- We are inviting '**offers of £255,000**' for the long leasehold interest (**108 years remaining**)



DESCRIPTION

Opportunity to purchase **ground floor commercial unit**, with excellent street frontage. The property would provide businesses with their own **self-contained unit measuring 493sqft**. Located amongst a popular parade of commercial units, the incoming purchaser will benefit from a **4m frontage** onto Lambeth Walk and rear outdoor terrace.

Given the excellent location and quality of this **self-contained space**, we believe it would be suitable for a range of users including **office tenants, medical businesses, and art galleries**.

LOCATION

The property is situated along **Lambeth Walk**, connecting to Lambeth Road (A3203). Located along a popular parade of commercial units and residential property.

Lambeth North underground station (Northern line) is a short walk away (0.4 miles), with both **Waterloo East** and **Vauxhall mainline train stations** just 0.8 miles. These stations providing access to National Rail service, as well as Victoria, Jubilee, Northern and Bakerloo underground lines.



FLOOR PLANS

Available upon request.

VAT

We understand the property **has been elected for VAT** and therefore **will be applicable on the sale price**.

BUSINESS RATES & SERVICE CHARGE

We believe that any incoming purchaser should **benefit from small business rates relief** and therefore **no business rates will be payable**. Parties are invited to confirm with Lambeth Council.

Services charges are estimated to be **under £500pax**.

TERMS

We are inviting **'offers of £255,000' for the long leasehold interest (108 years remaining)**.

Our client **would also consider offers to rent** the unit upon enquiry.



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