



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



87 Lambeth Walk, Lambeth SE11 6DX

Commercial Unit (Class-E) for Sale in Lambeth (516sqft)

SUMMARY

- The subject **corner unit** is situated on the **ground floor** with excellent street frontage amongst a popular parade
- Space extends **516sqft** 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 £265,000**' for the long leasehold interest (108 years remaining)



DESCRIPTION

Opportunity to purchase prominent **ground floor commercial unit**, with excellent frontage. The property would provide businesses with their own **self-contained unit measuring 516sqft**. Located amongst a popular parade of commercial units, the incoming purchaser will offer the chance to brand the frontage across two streets.

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 on the corner of **Lambeth Walk** and **Fitzalan Street**, connecting to Lambeth Road (A3203) and Kennington Road (A23) respectively. 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 providing access to National Rail,



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 £265,000' for the long leasehold interest (108 years remaining)**.

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



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19 Risborough Street
Southwark
SE1 OHG



+44 (0) 207 125 0377



info@henshallandpartners.co.uk



www.henshallandpartners.co.uk

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