



43 South Lambeth Road, London SW8 1RH

**TO
LET**

1586
Sq Ft

£42,500
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor and basement commercial unit previously occupied by Lucielle's.

The ground floor is mostly open plan, with a kitchen to the rear. The full height basement provides space for extra retail or seating, storage, and WC's.

Extraction flue (with planning permission), and a historic premises licence to 12am make this an attractive proposal for restaurant operators.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£42,500 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately

Lease End Date:

Next Rent Review: Negotiable

Break Clause: None

EPC VAT Local Authority

C TBC LB Lambeth

LTA 1954

Negotiatble

Utilities

Single Phase.
Gas. Extraction.

Accommodation

	Sq M	Sq FT
Ground:	86.40	930
Basement:	60.99	656
Total (GIA):	147.39	1586

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value:	£19,500
Rates Payable (21/22):	£9,731 pa*
Service Charge (Est)	TBC
Insurance (Est)	TBC

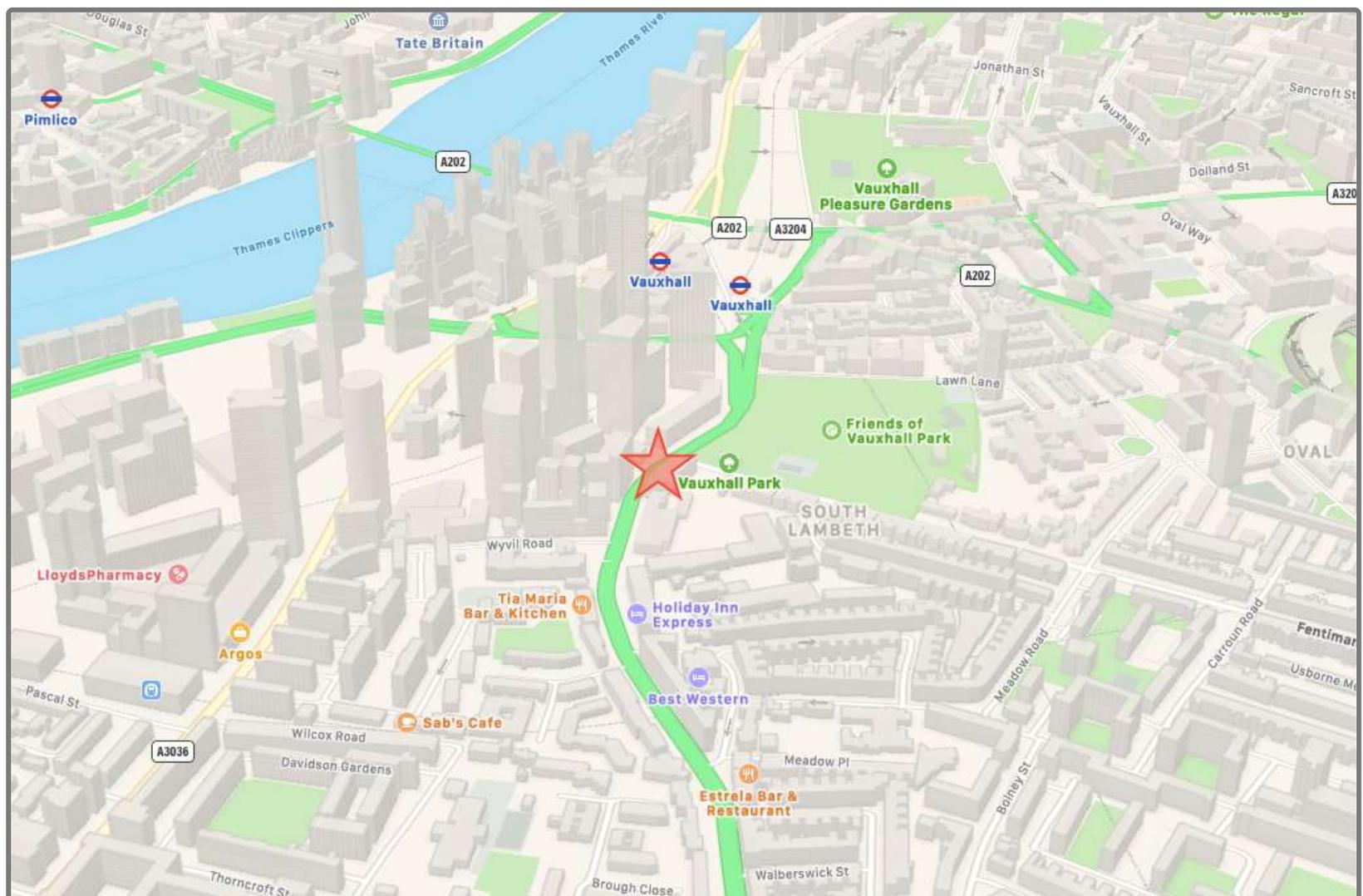
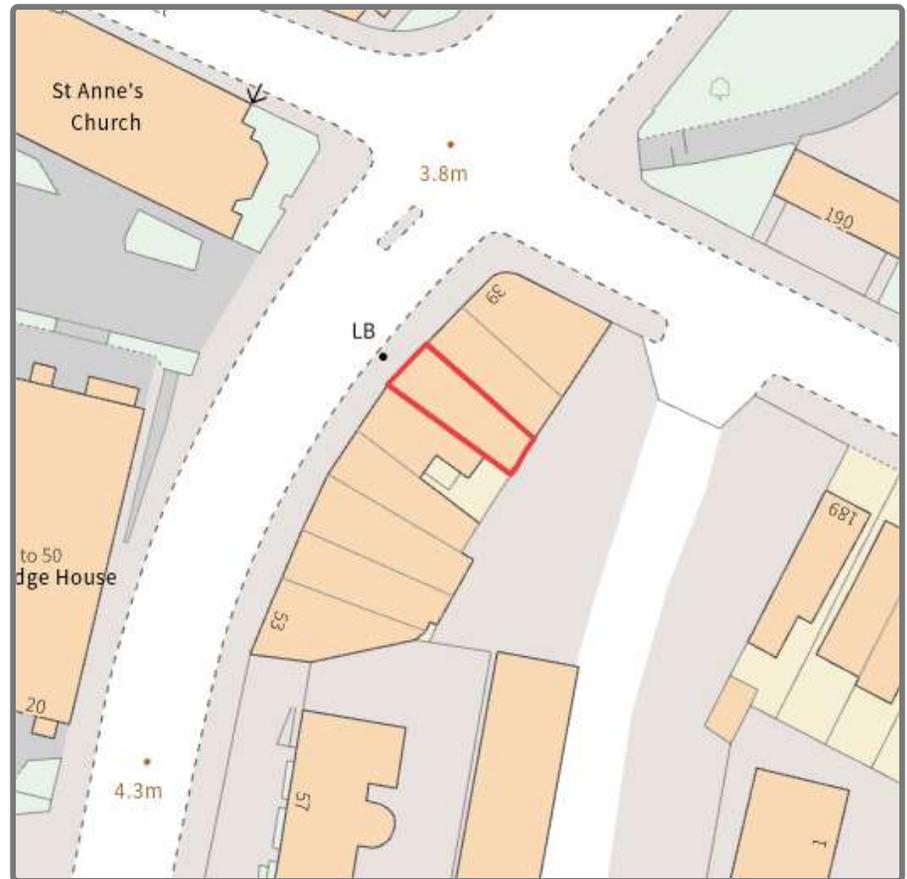
*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

The property is situated on the West side of South Lambeth Road close to the junction with Fentiman Road in Nine Elms.

Local neighbourhoods within walking distance are Vauxhall, Oval, Little Portugal, South Lambeth and Stockwell.

Vauxhall and Nine Elms Underground Stations are a 6 minute walk away connecting you to the Northern Line, and Victoria Line, and multiple bus routes run regularly along the road.



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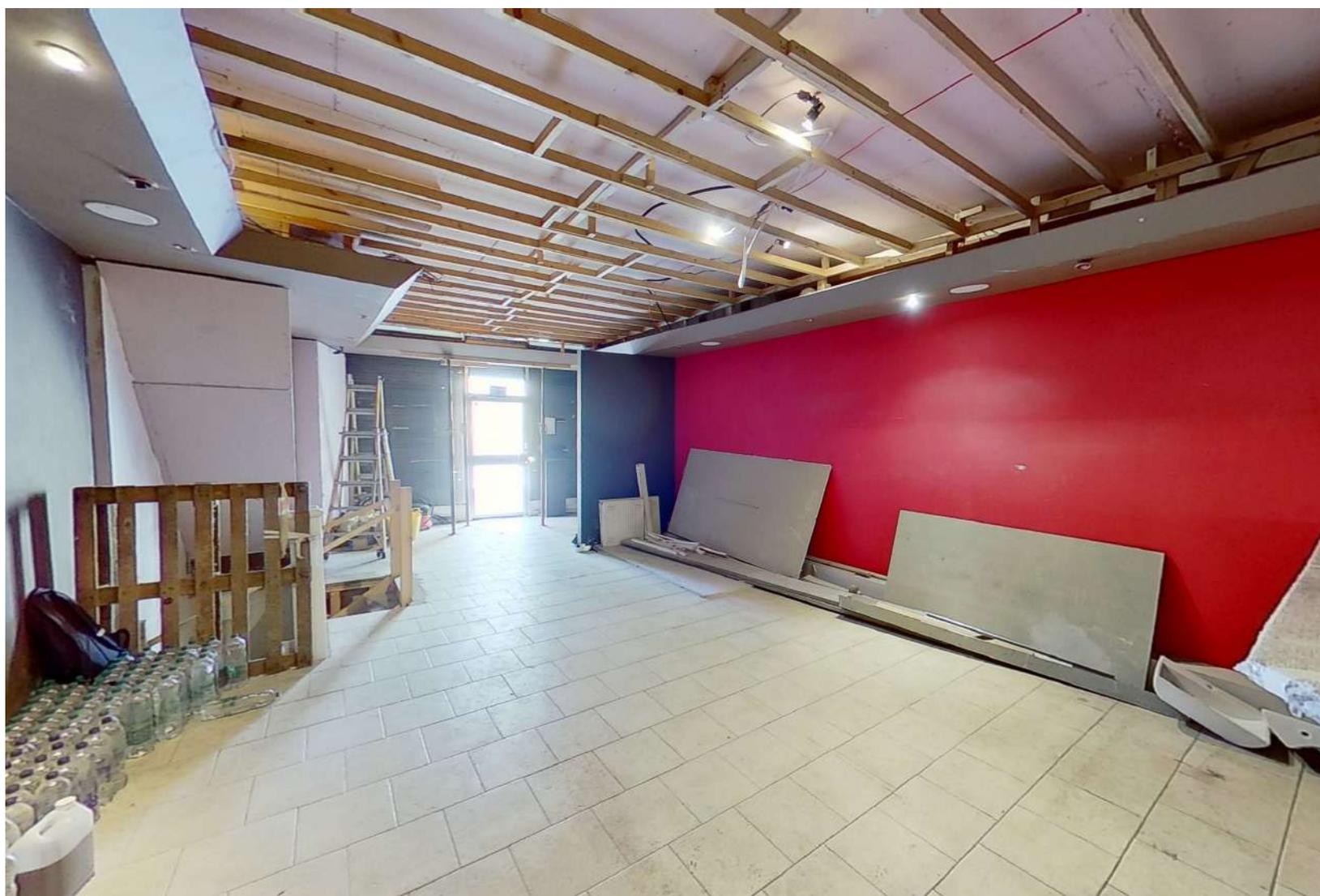
Chartered Surveyors

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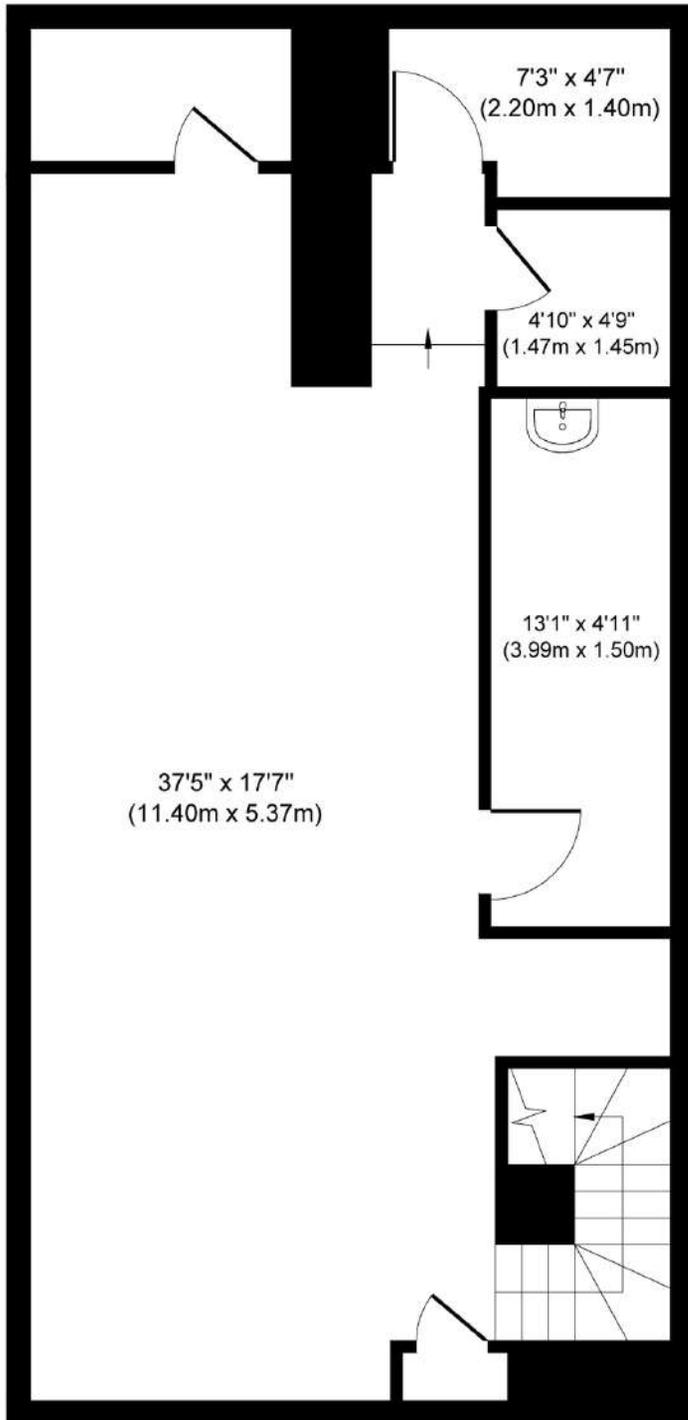
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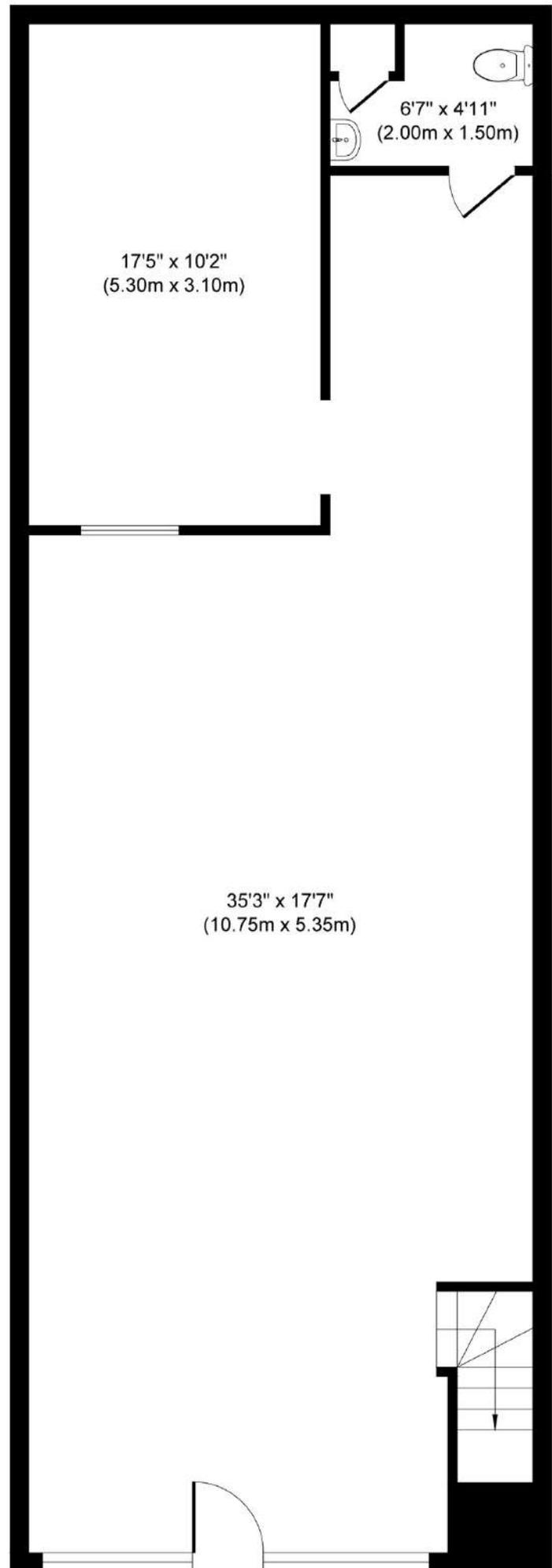
These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.



43 South Lambeth Road, SW8



Basement
Approximate Floor Area
656 sq. ft
(60.99 sq. m)



Ground Floor
Approximate Floor Area
930 sq. ft
(86.40 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 1586 sq. ft / 147.39 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property