

Prime⁺ Retail

FOR SALE

LONDON SE11
181-183 Kennington Lane

Freehold Opportunity

Location

The subject property is located in a prominent position on Kennington Lane, immediately adjacent to "The Tommyfield" and close to the cross junction with Cleaver Street and Kennington Road, benefitting from great visibility.

Marsh & Parsons, Winkworth and Barnard Marcus are all located close by.

Both Kennington and Oval tube stations (Northern line) are located within a short walk, together with a range of amenities close by.

Accommodation

The property is arranged over ground floor only providing the following approximate net internal floor areas:-

Ground Floor 1,460 sq. ft

(Upper floors sold off on a Long Leasehold basis)

Price

Offers in the region of £500,000 are invited for the Freehold interest.



Rates

We have been verbally advised that the premises is assessed as follows:

Rateable Value	£31,500
UBR (2023/2024)	0.499
Rates Payable	£15,718.50

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC Rating

An EPC has been commissioned and a copy can be made available upon request.

Viewing

All viewings are strictly by prior appointment. Subject to contract.

For further information or arrangements to inspect please contact:

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