

**RETAIL PARADE INVESTMENT OPPORTUNITY LOCATED WITHIN
THE ELEPHANT & CASTLE REGENERATION AREA**

**223 – 229
WALWORTH ROAD**

ELEPHANT & CASTLE LONDON SE17

EXECUTIVE SUMMARY



- Located in Elephant & Castle, the area is currently undergoing one of London's largest regeneration projects with over 2,000 new homes constructed in the last decade and a total of 5,000 homes expected to be completed by the end of 2026.
- Situated on the eastern side of Walworth Road, 5 minutes' walk south from Elephant Park.
- Extremely well-connected location with Elephant & Castle Overground and Underground Stations providing excellent connectivity.
- Bakerloo Line, Northern Line and Thameslink services connecting to the City in 6 minutes and the West End in 12 minutes.
- Retail investment comprising three ground floor retail units (including one double-fronted unit) arranged over approximately 3,519 sq ft (327 sq m).
- Fully let to established occupiers including Crisis UK, Side Street, and Mind UK, providing a diverse tenant mix with strong covenant profiles and community presence.
- Total income of £151,760.50 per annum.
- Offers in excess of £1,850,000 subject to contract, for the benefit of a new 999-year long leasehold interest at a peppercorn rent.



ELEPHANT
& CASTLE



BOROUGH



THE
CITY

LONDON
BRIDGE



ELEPHANT
PARK

WALWORTH
ROAD

223 – 229
WALWORTH ROAD

AERIAL
VIEW

223-229 WALWORTH ROAD

A VIBRANT LOCATION

An exciting destination with a vibrant mix of lifestyle amenities.

Walworth Road is a well-established High Street located in the London Borough of Southwark, approximately 1.37 miles south west of Bermondsey, 0.6 miles south of Elephant & Castle, 0.9 miles east of Oval and 2 miles north of Brixton.

Castle Square



The Nunhead Gardener



East Street Market



Gail's Bakery, Elephant Park

Koi Ramen, Elephant Park



The area is a key shopping destination for local residents with numerous national multiples and a large residential catchment.

East Street Market is located just off Walworth Road, which is one of London's oldest and busiest markets and dates back to the 16th century.

WELL CONNECTED

ROAD



Close to the A3, connecting with Clapham, Putney and Wimbledon, and the A2 providing direct links to Deptford, Lewisham, Dartford and the M25.

RAIL



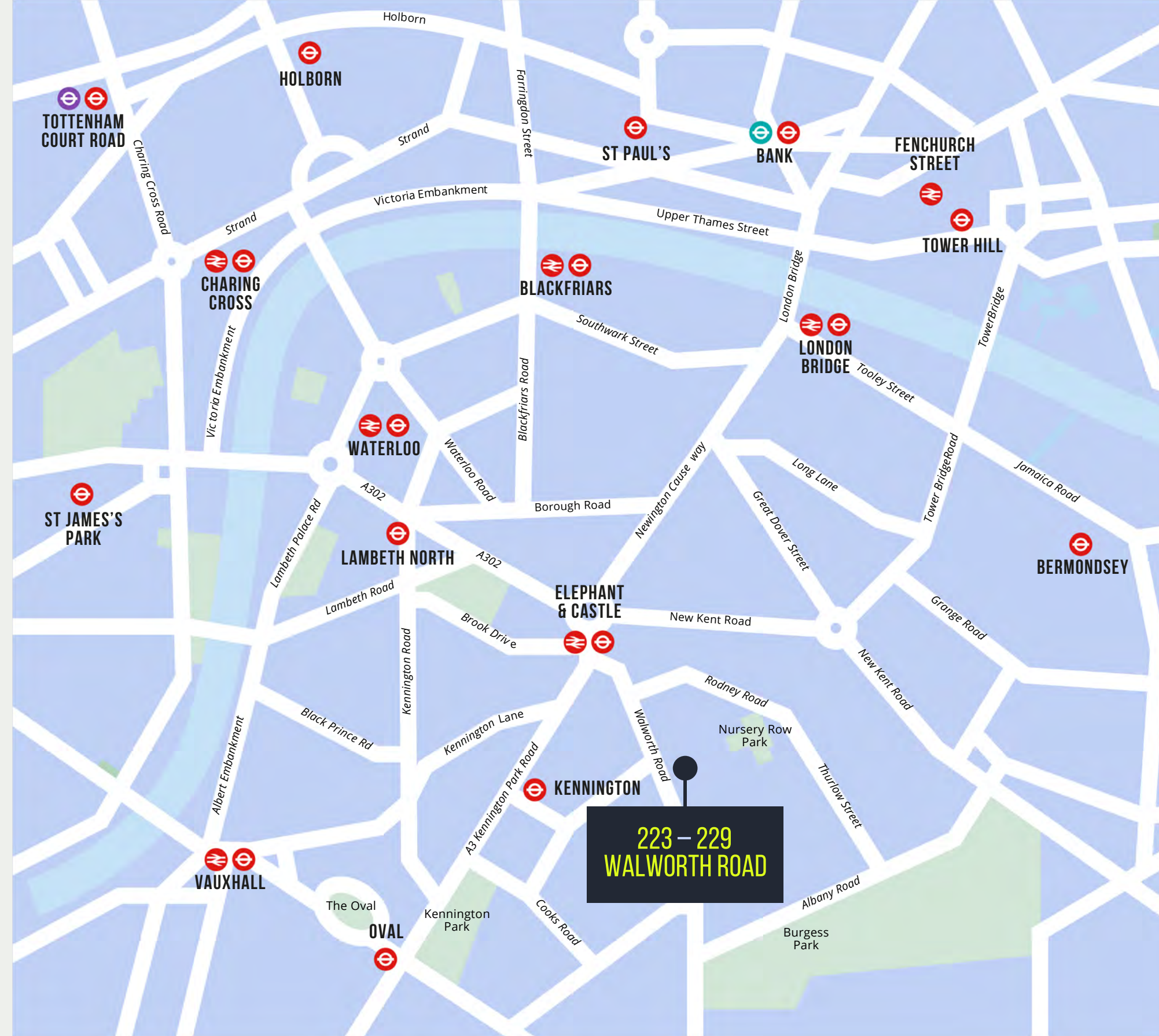
Elephant & Castle and Kennington Underground stations are located just 10 minutes' walk north and west respectively, providing regular Bakerloo and Northern Line services to the West End and the City in the north and Clapham & Battersea to the south. Elephant & Castle National Rail Station is located 10 minutes' walk to the north, offering regular Thameslink services connecting to Wimbledon and Sutton in the South, and St Pancras International and St Albans in the north.

BUS

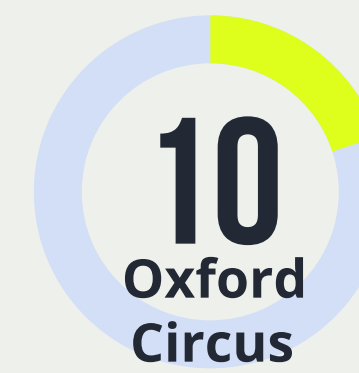
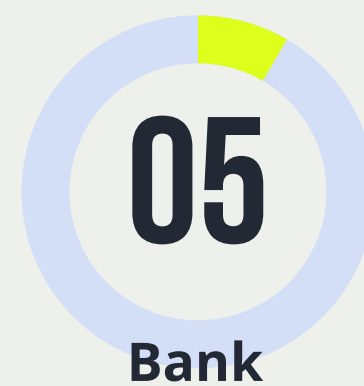


Walworth Road is well-served by a number of bus routes, including the 12, 35, 148, 176 and 468, linking to Brixton, Waterloo, Clapham, Battersea, Victoria, the West End and The City.

223-229 WALWORTH ROAD



JOURNEY TIMES FROM ELEPHANT & CASTLE



Source: TfL

Mercato Metropolitano



Arepa & Co



Elephant & Castle Station



ELEPHANT & CASTLE

5

ELEPHANT & CASTLE REGENERATION PROJECT

Elephant & Castle is entering the final stages of one of London's most ambitious regeneration initiatives. Launched by Southwark Council in 2010, this £4 billion, 15-year programme is transforming the area into a vibrant, contemporary urban hub, seamlessly blending residential, commercial, and cultural spaces.

The project is expected to deliver approximately 5,000 new homes and generate over 10,000 new jobs, solidifying Elephant & Castle's status as a key destination in central London.

Central to this transformation are two flagship developments:

Elephant Park by Lendlease

This project is delivering around 3,000 new homes, including a mix of private and affordable housing. The development features extensive green spaces, with a new two-acre park at its heart, and incorporates sustainable design principles aiming for net-zero carbon emissions in operation by 2026. To date, over 2,300 homes and 9,000 sq m of retail space have been completed, with the final phases underway.

Elephant & Castle Town Centre by Get Living and Delancey

This redevelopment replaces the former shopping centre with a new town centre comprising over 1,000 homes, a state-of-the-art campus for the London College of Communication, a cinema, music venue, retail and leisure spaces, and a new public square. A new integrated ticket hall for the Northern line is also under construction, enhancing transport connectivity and supporting future infrastructure projects like the proposed Bakerloo line extension.

Infrastructure improvements are integral to the regeneration. Southwark Council, in partnership with Transport for London, is investing approximately £150 million in upgrades, including a new underground station entrance, improved pedestrian crossings, and enhanced cycling routes. These developments aim to create a more accessible and connected environment for residents and visitors alike.

ELEPHANT & CASTLE

LOCAL DEVELOPMENTS



Walworth Town Hall

Developer	Southwark Council
Scheme	Walworth Town Hall was damaged by a fire in 2013. Southwark Council worked with General Projects to restore the town hall buildings to bring them back into use as a flexible workspace and community space. The town hall complex reopened in 2025.
Status	Completed



Chatelain House

Developer	Fabrix
Scheme	Chatelain House will be repurposed as part of a mixed use development by Fabrix. The scheme includes student accommodation, 23 new homes for social rent; a community courtyard and a community kitchen.
Status	Planning



Elephant Park

Developer	Lendlease
Scheme	Mixed-use development, including 3,000 new homes (including Trafalgar Place), 50 new shops and restaurants as well as a new park space. 1,633 homes are already complete, under construction or have planning consent at Elephant Park.
Status	Under Construction



The Walworth Collection

Developer	IPE Developments
Scheme	The Walworth Collection comprises 54 homes and is on the site of the old Iron Foundry.
Status	Completed



Town Centre

Developer	Elephant & Castle Development UK Ltd
Scheme	A transformed environment for shoppers, retailers and residents, including an upgraded tube station and a new campus for UAL's London College of Communication, along with nearly 1,000 new homes for rent.
Status	Under Construction



Spare Street / Hotel Elephant

Developer	Southwark Council
Scheme	Spare Street is a new street created from a row of disused railway arches. Named after local artist, Austin Osman Spare, this stretch of the Low Line is home to not-for-profit arts and enterprise company, Hotel Elephant.
Status	Completed

DESCRIPTION

The subject property comprises three adjoining retail units (one of which is double fronted) arranged at ground floor level and occupying a prominent position on Walworth Road.

The retail accommodation extends to approximately 3,519 sq ft (327 sq m) and is fully let to Crisis UK, Side Street and Mind UK, producing a total commercial income of £151,760.50 per annum.

The property benefits from extensive frontage onto Walworth Road, a well-established retail destination serving a large residential catchment with significant footfall generated by the ongoing regeneration of Elephant & Castle.



223-229 WALWORTH ROAD



ELEPHANT & CASTLE

8



223/225 WALWORTH ROAD

Fitted out as a double retail unit on the ground floor with frontage onto Walworth Road.

The commercial space is let to Crisis UK, the national charity for people experiencing homelessness. Renowned for its stable income streams and long-standing community engagement, Crisis operates 16 retail stores across London under the "Shop from Crisis" brand.

223/225 Walworth Road

227 WALWORTH ROAD

Fitted out as a retail unit on ground and lower ground with frontage onto Walworth Road.

The commercial space is let to Side Street, a rapidly growing burger brand with a strong franchise model.

With stores in London, Manchester and Scotland, Side Street is growing fast and establishing itself as a successful player in the UK's fast-casual dining sector.

227 Walworth Road



229 WALWORTH ROAD

Fitted out as a retail unit on ground floor with frontage onto Walworth Road.

The commercial space is let to Mind UK, a leading mental health charity with a strong nationwide presence. Founded in 1946 as the National Association for Mental Health, Mind now operates 171 charity shops across England and Wales.

229 Walworth Road

CRISIS UK

Crisis UK is the UK's national charity for people experiencing homelessness. Established in 2000, the organisation reported annual income of approximately £67.2 million and tangible net assets of £36.7 million for the year ending June 2025.

Dun & Bradstreet rates Crisis UK 5A1 (Minimum Risk) and assesses the organisation as being in a "Very Stable Condition", with a Failure Score of 100/100 and a Delinquency Score of 97/100, indicating an exceptionally strong covenant and a very low risk of default



MKSE17 FOODS LTD

Side Street Burgers is a rapidly growing UK burger franchise with approximately 10 locations nationwide. Since launching in 2020, it has established itself as one of the UK's leading emerging halal smash-burger brands, gaining strong recognition through its premium American-style menu and ongoing franchise expansion.

MKSE17 Foods Ltd, trading as Side Street, occupies the retail unit at 227 Walworth Road. The tenant has traded successfully from the premises since the commencement of its lease and has maintained a strong payment record, with no history of rental arrears throughout its occupation.



MIND

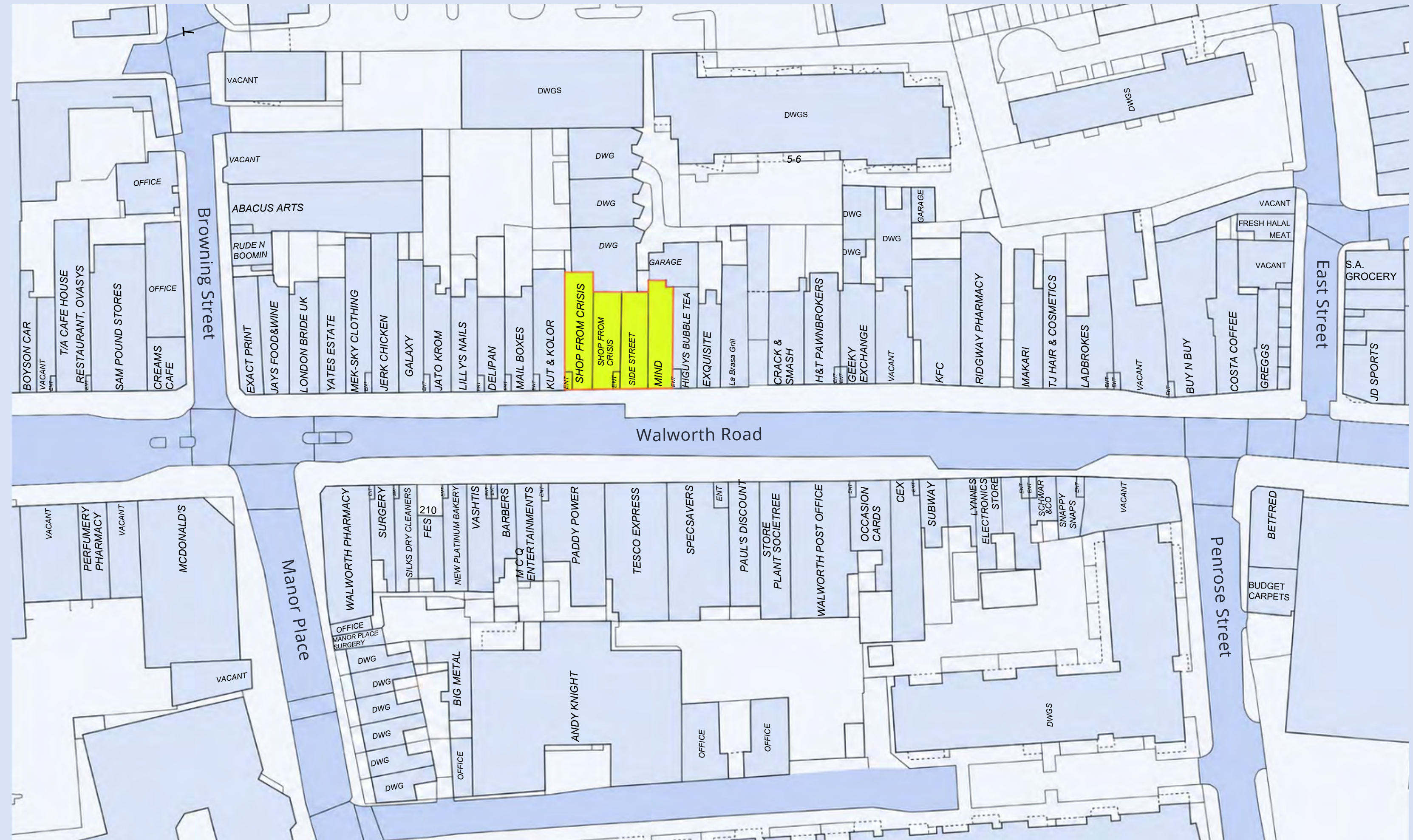
Mind (The National Association for Mental Health) is one of the UK's leading mental health charities, established in 1946. The organisation reported annual income/sales of approximately £63.7 million and tangible net assets of £17.9 million for the year ending 31 March 2025. Dun & Bradstreet rates Mind 4A1 (Minimum Risk), reflecting tangible net worth between £15 million and £35 million and the lowest risk category.

The organisation is assessed as being in a "Stable Condition", with a Failure Score of 92/100 and a Delinquency Score of 78/100, indicating a strong covenant, a very low likelihood of business failure, and a low potential for severely delinquent payments. D&B's maximum credit recommendation is £1.215 million, further supporting the charity's strong financial standing and covenant strength.



**TENURE &
TENANCY**

A new 999-year long leasehold interest will be created at a peppercorn rent.



TENANCIES & ACCOMMODATION

The property generates an income of £151,760.50 per annum as illustrated by the tenancy and accommodation schedule below.

PROPERTY/DEMISE	USE	FLOOR	TENANT	AREA (SQ M)	AREA (SQ FT)	LEASE START	LEASE END	TERM	RENT PER ANNUM	LEASE DETAILS	COMMENTS
223/225 Walworth Road	Retail	Ground	Crisis UK	175	1883	31/01/2017	31/01/2037	10 years*	£81,760.50	Tenant-only break option on 31 January 2032	* The tenant recently renewed their lease for an additional term of 10 years until 2037.
227 Walworth Road	Retail	Ground	MK SE17 Foods Ltd (T/A Side Street)	72	775	12/07/2023	11/07/2033	10 years	£35,000.00	Upwards-only open market rent review; tenant-only break at year 5.	Tenant paid £35,000 premium.
229 Walworth Road	Retail	Ground	Mind UK	80	861	12/10/2018	11/10/2028	10 years	£35,000.00		Break option has not been operated.
TOTAL				327	3,519						COMMENTS

FURTHER INFORMATION

PROPOSAL

Offers are invited in excess of £1,850,000 (One Million Eight Hundred and Fifty Thousand Pounds), subject to contract for the benefit of a new 999-year long leasehold interest at a peppercorn rent.

A purchase at this level reflects a net initial yield of 7.72% .

VAT

Value added tax will not be applicable to the sale of this property.

CONTACTS

Should you wish to view the property or require any further information please contact:

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