

# FIELD & SONS

COMMERCIAL

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## RETAIL (E CLASS) UNIT TO LET



**196A SOUTHWARK PARK ROAD  
LONDON SE16 3RP  
APPROX. 778 SQ FT (72.30 SQ M)**

### LOCATION

The available accommodation is prominently located on Southwark Park Road.

Bermondsey Underground (Jubilee line) is approx. 600m to the north and South Bermondsey rail station is just over 800m to the south east.

This stretch of Southwark Park Road is known as 'The Blue' and is the main shopping area for the surrounding predominantly residential locality. Nearby occupiers include Tesco Express, Poundland, Iceland and TSB together with numerous independent outlets.

### DESCRIPTION

Comprises a ground floor and basement retail unit open plan on both floors with WCs on the ground floor.

Potentially suitable for a wide variety of retail or other uses under the E Use Class. No restaurant or cooking uses.

The approximate net internal floor area is: 778 sq ft (72.30 sqm).

# 196A SOUTHWARK PARK ROAD

## AMENITIES

- Open plan on both floors
- Spotlighting
- Glazed frontage
- Two WC's

## TERMS

Available by way of a new lease direct from the landlord on terms by arrangement.

## RENT

£21,500 per annum, exclusive of all outgoings. VAT applicable.

## BUSINESS RATES

Zero (provided it is the only business' premises). The current Rateable Value being £12,000.

## SERVICE CHARGE

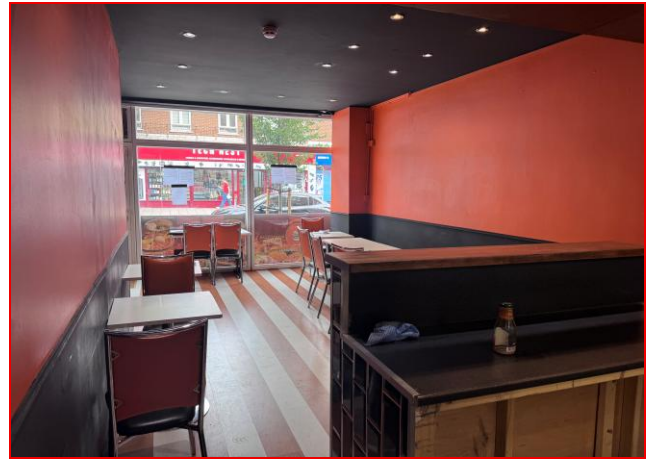
To be advised.

## VAT

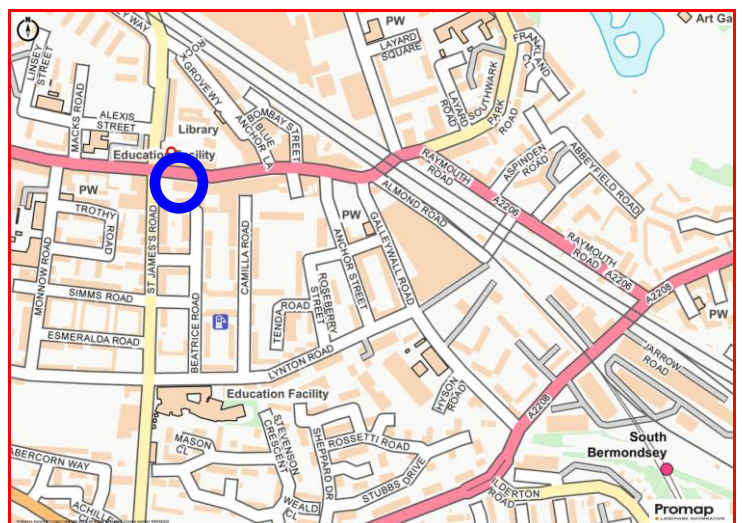
VAT applicable to rent and service charge.

## ENERGY PERFORMANCE

EPC Asset Rating = A



## 196A SOUTHWARK PARK ROAD – LOCATION PLAN



## FURTHER DETAILS

For further details please contact :

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