

246-248 Walworth Road

ELEPHANT & CASTLE, LONDON SE17 1JE



INCOME PRODUCING MIXED-USE INVESTMENT OPPORTUNITY
IN SOUTH LONDON



Executive Summary

Mixed-use high street investment opportunity in South London.

Prominently situated on Walworth Road, with close proximity to both Elephant & Castle station (0.5 miles) and Kennington (0.6 miles).

The property comprises of a double fronted ground and basement commercial unit, as well as 6 residential apartments of which 3 are sold off on long leases with 2 with circa. 60 years remaining.

The property is fully let producing a current passing rent of £107,280 per annum.

The commercial unit is let to Lynne Radio Limited who have been trading since 1970's, for £45,000 per annum with an outstanding rent review 25/03/25 with notice being served at £59,500 per annum.

The three residential flats are fully let and produce £62,280 per annum with ERV of £72,000.

The freehold comes with the benefit of long leaseholds of 3 residential flats in 246 Walworth Road. The leaseholds have expired terms ranging between 59 and 150 years remaining.

Guide Price - £1,400,000 (One Million Four Hundred Thousand Pounds) subject to contract. Which reflects a 7.66% Gross Yield and a low Capital Value of £346.



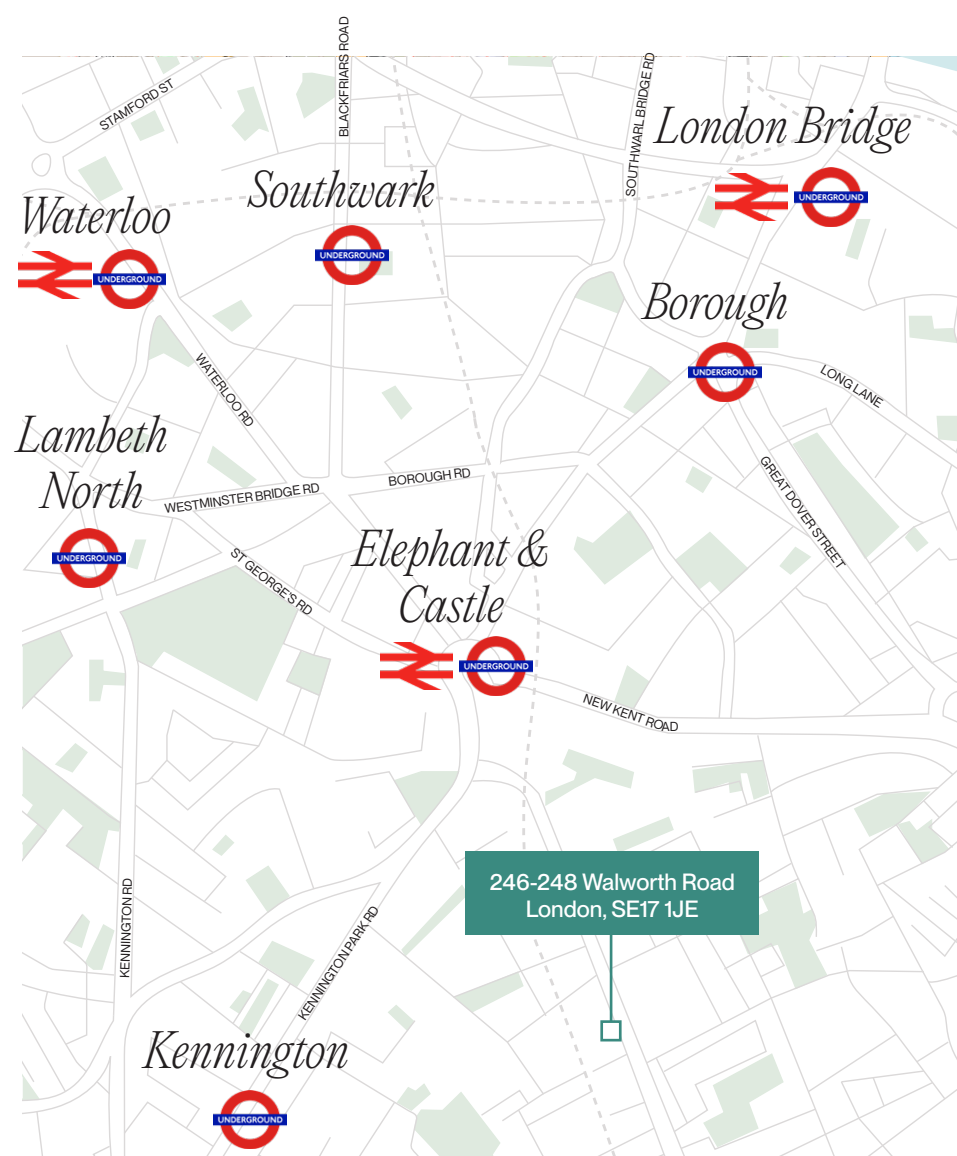
246-248 Walworth Road, London SE17 1JE | 3

Connectivity

246-248 Walworth Road is ideally situated between Elephant & Castle and Kennington, just 0.5 miles from Elephant & Castle Station.

The property occupies a prominent position within a South London High Street. 246-248 Walworth Road sits within Zone 2 benefiting from exceptional transport links to both Elephant & Castle Station which has access to the Bakerloo, Northern Lines and the Overground, with Kennington also within walking distance with access to the Northern Line.

The surrounding area has undergone significant regeneration in recent years, driven by substantial investment in Elephant & Castle and the wider Southwark borough. The location benefits from a vibrant mix of retail, leisure and dining amenities, together with excellent educational and cultural institutions, all of which continue to support strong occupier demand. The property also benefits from its position directly opposite East Street Market, a historic South London market which has traded for over a century and continues to trade daily.



Rail

Journey times from Elephant & Castle Station (Bakerloo & Northern Line):

WATERLOO	BAKERLOO LINE	4 MINS
LONDON BRIDGE	NORTHERN LINE	7 MINS
CHARING CROSS	BAKERLOO LINE	10 MINS
OXFORD STREET	BAKERLOO LINE	11 MINS
VICTORIA	VICTORIA, NORTHERN LINE	17 MINS



Tenancy & Accommodation Schedule

The property comprises of a commercial unit occupying the ground and basement (Lynne Radio Limited) where there is an outstanding rent review 25/03/25 with notice being served at £59,000, 3 x 2-Bedroom flats arranged over first second and third as well as three flats sold off on long leases on the first second and third floors of 246 Walworth Road.

UNIT	DESCRIPTION	FLOOR	AREA (SQ M)	AREA (SQ FT)	RENT PA	TENANCY START DATE	TENANCY END DATE
246-248 Walworth Rd	Commercial Unit (Lynne Radio Limited)	Basement & Ground	198	2,126	£45,000 (Outstanding R/R 25/03/25 Notice Served £59,500)	01.12.2019	01.12.2029
248 A Walworth Rd	2-Bed Flat	First	63	676	£24,000	Periodic Tenancy	
248 B Walworth Rd	2 Bed Flat	Second	65	700	£18,720	Periodic Tenancy	
248 C Walworth Rd	2 Bed Flat	Third	51	549	£19,560	Periodic Tenancy	
246A Walworth Rd					£1 (Peppercorn Ground Rent)	01.01.2007	31.12.2175 (149 years remaining)
246B Walworth Rd					£50 (Ground Rent)	01.01.1987	31.12.2086 (60 years remaining)
246C Walworth Rd					£1 (Peppercorn Ground Rent)	01.01.1987	31.12.2175 (149 years remaining)
TOTAL					£107,280		

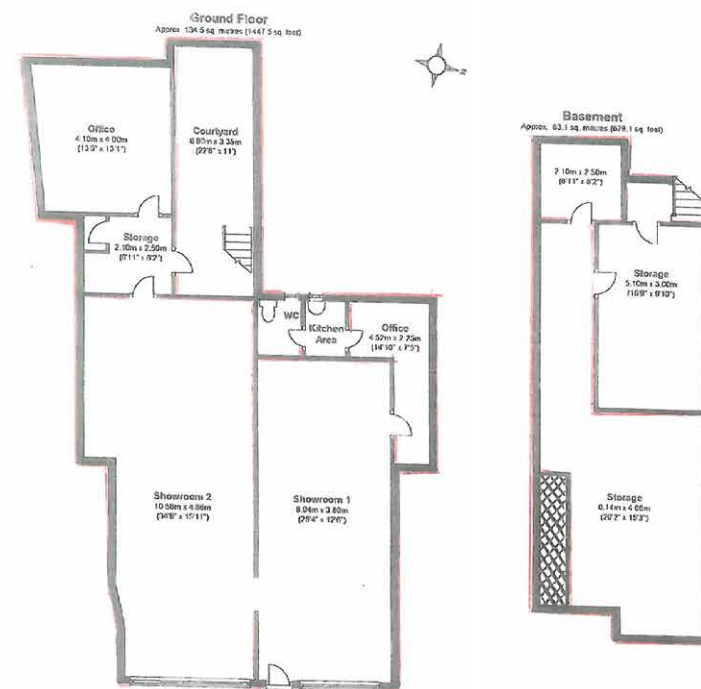
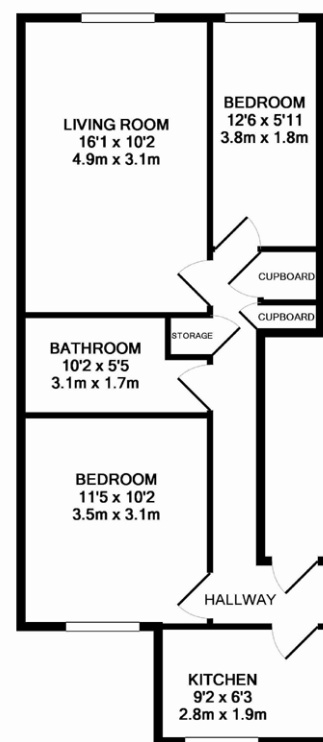
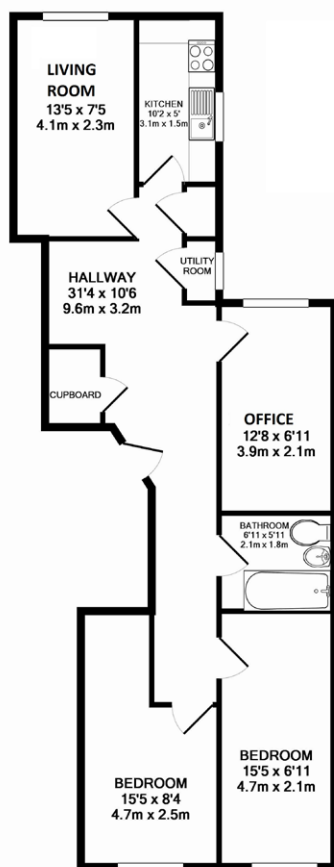
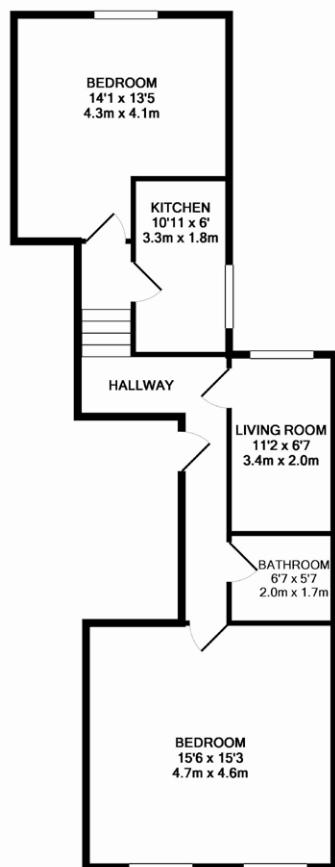




The location benefits from a vibrant mix of retail, leisure and dining amenities together with excellent educational and cultural institutions.



Floor Plans



248A Walworth Rd
676 sq ft (62.8 sq m)

248B Walworth Rd
700 sq ft (65 sq m)

248C Walworth Rd
549 sq ft (51 sq m)

246-248 Walworth Rd
2,126 sq ft (197.6 sq m)

Tenure

Freehold, subject to the long leasehold interests.

VAT

The property is *not elected* for VAT.

EPC

Energy Performance Certificates are *available on request*.

Proposal

Guide Price - £1,400,000 (One Million Four Hundred Thousand Pounds) subject to contract. Which reflects a *7.66% Gross Yield* and a *low Capital Value of £346*.

Contact Us

Further information are available on request.

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