Retail/Leisure Unit

284-286 Walworth Road, London, SE17 2TE

Ground Floor: 3,992ft² (370.87m²)
Basement: 551ft² (51.19m²)



To Let – Subject to Vacant Possession

Cited PROPERTY

cited.co.uk
0208 076 6666


PENROSE STREET
CARTER PLACE
WALWORTH PLACE
BECKFORD PLACE
SERVICE AREA
(90) (ESTIMATED)
MORRISONS SUPERMARKET
BETFRED BETTING OFFICE
BUDGET CARP & FL
CHICKEN COTTAGE FAST FOOD RESTAURANT
BAGEL KING TAKE AWAY
VACANT / UNDER CONSTRUCTION
POUNDLAND DISCOUNT STORE
GEORGE'S BARBER SHOP
VACANT BANK/FINANCIAL
JD SPORTS GOODS
SA GROCER
TEL
HAIR
ADMIRAL CASINO AMUSEMENTS
CARD FACTORY CARDS & GIFTS
ALL ABOUT LAPTOPS COMPUTER EQUIPMENT
EE TELEPHONES
K&K BUTCHERS & GROCERS
BOOTS CHEMIST
S&S HALAL BUTCHERS MEAT
EXPERTS PHONE CENTRE TELEPHONES
TJ HAIR & COSMETICS HEALTH & BEAUTY
BOOTS OPTICIANS
HOLLAND & BARRETT HEALTH FOOD
LAO DAO CHINESE REST
TO BE LIDL
STORE & LOADING
DWELLINGS
YARD
PREMIUM HALAL BUTCHER
RESOLUT GRO
GGRO
GREGGS BAKER
COSTA COFFEE SHOP
BUY N BUY GROCER
PASSION FOR BEAUTY HAIRDRESSING
LADBROKES BETTING OFFICE
MAKARI HEALTH & BEAUTY
PIZZITALIA PIZZA RESTAURANT
CHANA CHEMIST
KFC FAST FOOD RESTAURANT
COCO CLOTHING
GEEKY EXCHANGE SECONDHAND GOODS
PLANT SOCIETY GARDEN CENTRE
POPEYES
OCCASION CARDS
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
SUBWAY SANDWICH BAR
LYNNE'S ELECTRICAL SUPERSTORE ELEC/GAS APPS
SCHWAR & CO JEWELLER
SNAPPY SNAPS FILM DEV
TO BE GDK
JENNIFERS HAIR & BEAU SAL
NANCY'S LINEN HO TEXT
GROCERY & FISHM
GREENFIELD BUTCHER
AF & H CONVENIENCE STORE
THE GOOD INTENT PUBLIC HOUSE
GREENGROCER
GGRO
J&J AFRO FOOD STORE BUTCHER
ONE STEP CONVENIENCE STORE
MILANO FASHIONS LADIES & MENS WEAR
SHAWARMA HUT T/A
VODAFONE TEL
THE BEST KEBAB TAKE AWAY
VACANT
VAC NRESI
POUNDBUSTERS HO GDS
SHOE REPAIRS
EAZY KITCHEN TAKE AWAY
PICANTE BAR & REST
VAC
KASPA'S ICE CREAM PARLOUR
KHAN'S HOUSEWARES HOUSEHOLD GOODS
SENSE CHARITY SHOP
VACANT
CANZ STREET
North

Location

Elephant & Castle is one of central London's fastest-changing districts, located in Zone 1 within the London Borough of Southwark. The area is undergoing a multi-billion pound regeneration, including Elephant Park and the new town centre, bringing thousands of new homes and residents.

The unit occupies a prominent position on Walworth Road, the area's principal retail thoroughfare, a few doors from **Morrisons**. Other occupiers close by include **JD Sports**, **Boots**, **Holland & Barrett**, **Costa** and **KFC**, with **Lidl** set to open nearby.

Elephant & Castle Underground (Northern and Bakerloo lines) and Thameslink stations are a short walk to the north, with Kennington (Northern line) also close by. Walworth Road is served by numerous bus routes.

Accommodation

The unit provides the following approximate net internal floor areas:

Net Internal Areas	SQ FT	SQ M
Ground Floor	3,992	370.87
Basement	551	51.19
Total	**4,543**	**422.06**

Rent

The unit is offered on a new lease on effectively full repairing and insuring terms, for a term to be agreed, incorporating upward only rent reviews every five years.

Quoting rent **£155,000 per annum** exclusive

Service Charge

Further details can be provided on request.

Business Rates

The premises is assessed as follows:

Rateable Value:	£101,000
UBR (2026/2027):	0.43
Rates Payable:	£43,430

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Both parties are to bear their own legal costs incurred in this transaction.

EPC Rating

The property is currently rated within band C (71).

Click here for Google map link

Viewing

Viewings are strictly by appointment only.
To arrange an inspection, please contact:

Rosie Civil
rosie@cited.co.uk
07539 257338

Tim Lloyd
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07979 502876

Cited PROPERTY

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