



117-119 South Lambeth Road, London, SW8 1XA

Premises	Area sq ft	Area sqm	Rent PA
Unit 117	1,163	108	£25,000
Unit 119	1,152	107	£30,000

(All measurements are approx. on a NIA basis)

Terms: Both units are available on a new full repairing and insuring lease at a term to be agreed, out side the Landlord and Tenant act 1954.

Use Class: A3 - Restaurants and Cafes

Rates: All interested parties are advised to make their own enquiries.

Legal Costs: Each party to cover their own legal costs incurred in this transaction.

Viewing: Strictly by appointment only.

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Location:

The premises are situated on a prominent north facing position within a vibrant retail parade on this busy main road. The area has a large residential population which should benefit any retailer looking to set up in this location.

Description:

The units are available to let either combined to make 1 larger unit (circa 2,315 sqft) or can be let individually. Both units are arranged over the ground floor and basement.

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