

**blackstanniland**

Retail Property Consultants

**London - 35A St George's Road,  
Elephant & Castle,  
SE16EW**

**NEWLY DEVELOPED A1/A2/A3 SHOP TO LET**



- **£1.5 billion regeneration project underway in Elephant & Castle**
- **Area of huge growth potential**
- **Prominent corner location**
- **New lease available**

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## Location

The property is located on the corner of St. George's Road and Elliot's Row. Elephant and Castle tube station is just 3 minutes walk to the east whilst The Imperial War Museum is 4 minutes to the west. The unit is located in close proximity to both South Bank University and The University of Arts, London and is 1.2 miles from the London Eye and Big Ben.

The area is currently going through a major regeneration project to include circa 3000 residential units and redevelopment of the existing Elephant & Castle Shopping Centre. This is therefore an area of huge growth potential.

## Accommodation

The unit is arranged over ground and basement and comprises the following approximate dimensions and net internal floor areas:

Ground floor sales: 802 sq ft (74.50 sq m)      Basement ancillary: 1,065 sq ft (98.94 sq m)

The unit will be made available as a shell with capped -off services and glass frontage.

Floor plans are available on request.

## Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews.

## Rent

**£26,000 per annum** exclusive. The rent is not subject to VAT

## Rates

The unit is to be reassessed for rates. Interested parties are advised to make their own enquiries with the relevant Local Authority to verify the figures.

## Energy Performance Certificate

An EPC has been commissioned and will be made available to interested parties.

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Viewing

For further information or to arrange a viewing please contact:

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**Location Map**

