



**48 KENNINGTON ROAD
KENNINGTON, LONDON SE1**

Rent: £35,000 Per annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

A spacious retail unit of approximately 110 sq.m. (1,184 sq.ft.) is available on a new lease,

The property enjoys excellent visibility in a vibrant and well-connected location close to Waterloo and Elephant & Castle and is offered in a shell condition ready for new occupants fit out

Suitable for a variety of uses, subject to planning, the unit is offered on flexible lease terms and presents an ideal opportunity for retail operators seeking a well-located space in one of central London's most dynamic areas.

LOCATION

48 Kennington Road, SE1, occupies a superb central London position just 4 minutes' walk from Kennington Underground Station (Northern Line), under 10 minutes' walk from Lambeth North (Bakerloo Line), and only 15 minutes on foot to Waterloo Station for national rail and additional tube links.

This highly visible location is surrounded by busy bus routes, cycling infrastructure, and a dense mix of local residences and businesses. Key destinations like The Oval cricket ground and Kennington Park are both within a 10-minute walk, while the vibrant South Bank and Waterloo's retail, dining, and cultural amenities are easily accessed nearby. The area guarantees strong footfall and excellent connectivity for any business seeking a prominent and accessible London address.

COSTS

Rates: TBC

VAT: TBC



LEGAL EXPENSES

Each party are responsible for their own legal expenses

TERMS

New lease with terms to be agreed by negotiation

Rent £35,000 per annum



VIEWING

By arrangement with the owner's joint sole agents

CSJ Commercial - 020 8545 0591

KALMARs Commercial. 020 7403 0600

THE SMALL PRINT

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