



james ashley
commercial
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218 Walworth Road | Elephant & Castle | London | SE17 1JE
RETAIL UNIT TO LET

- ground floor
- 89 m² (958 ft²) approx.
- 'e' use class
- rent: £40,000 per annum
- new lease available

DESCRIPTION

The property comprises a prominent ground floor retail unit on Walworth Road, providing excellent visibility in a high-footfall trading location. The accommodation is arranged as open-plan retail space with 3.4M ceilings at ground floor (2.3M in the basement).

The unit is available in shell condition, offering an incoming tenant the opportunity to fit out the premises to their own specification.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, such as educational.

LOCATION

The property occupies a prominent position on Walworth Road (A215), one of South London's principal retail thoroughfares, benefiting from substantial pedestrian and vehicular traffic. The immediate vicinity is home to a strong mix of national and independent occupiers, with nearby retailers including Tesco Express, Boots, Morrisons, Superdrug, Greggs, JD Sports, Poundland and Costa, together with East Street Market, which further enhances footfall.

Elephant & Castle is approximately 0.6 miles to the north, providing excellent connectivity via London Underground, National Rail and an extensive bus network. The area continues to benefit from significant regeneration and investment, supporting strong trading conditions and sustained occupational demand.

ACCOMODATION

Ground Floor	49.3 m ²	530 ft ²
Basement	39.8 m ²	428 ft ²

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA, as the premises have recently been adjusted.

Contact Southwark Council on 0207 525 5000 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

