FOR SALE

CLASS E
COMMERCIAL UNIT



347A Kennington Road, Kennington SE11 4QE

Price **£375,000**

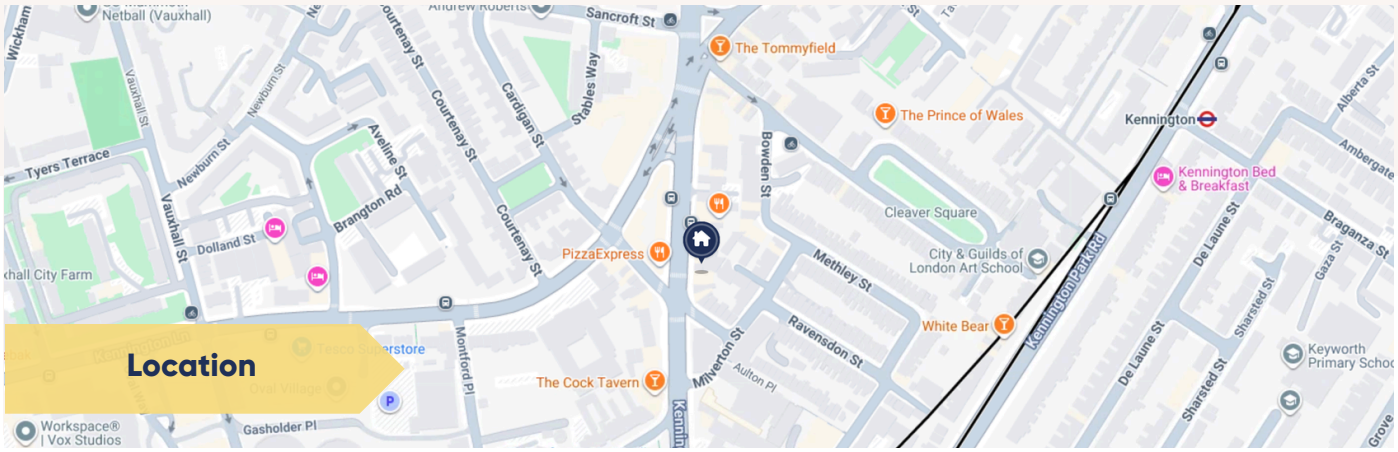
Property Type	Size	Tenure
RETAIL	1,129 SQFT	LEASEHOLD

Borough	Planning Granted	Existing Use
LAMBETH	NO	USE CLASS E

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Tenanted	Local Train Stations
NO	Kennington Underground (0.2 miles) Oval Underground (0.4 miles) Vauxhall Rail Station (0.5 miles)

VAT Applicable	Rateable Value	EPC
NO	£18,750	B



Additional Information

A well-positioned ground floor Class E commercial space extending to approx. 1,129 sqft, offered for sale with vacant possession.

Held on a long leasehold interest with approx. 74 years remaining, the accommodation is currently configured for restaurant use and provides a substantial, flexible layout.

It may particularly appeal to retail, restaurant, café, medical, healthcare, beauty, wellness and professional service operators, as well as other Class E occupiers, owner-occupiers and investors seeking a commercial opportunity in an established Central London location.

Location
The property is situated on Kennington Road in the heart of Kennington, surrounded by residential accommodation, independent shops, cafés, restaurants and local services, with a Tesco Superstore on nearby Kennington Lane.

Kennington Road provides direct access towards Central London, with Waterloo, Lambeth, Vauxhall and Elephant & Castle all readily accessible.

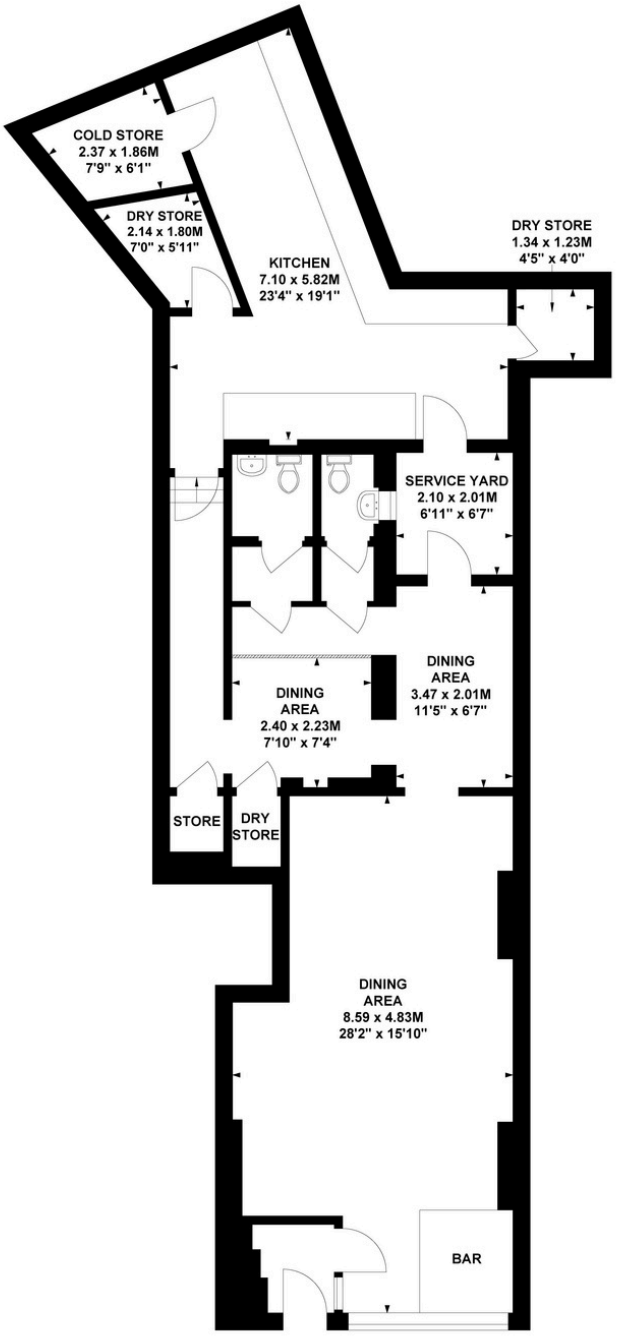
Transport
Kennington Underground Station is approximately 0.2 miles away, providing Northern line services, while Vauxhall Station is approximately 0.5 miles away, providing Victoria line and National Rail connections. Numerous bus services operate along Kennington Road and the surrounding area, providing convenient connections to Waterloo, Westminster, Vauxhall and other parts of Central and South London.

FLOORPLAN

Kennington Road, SE11

Approximate gross internal area

104.91 sq m / 1129 sq ft



Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

ADDITIONAL IMAGES















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- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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