

Open land for storage/parking/ other uses

62-68 Courland Grove, London, SW8 2PX



To Let – Available from November

Land near Stockwell SW8

Reece Andrade

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Description

The property is located on Courland Grove, opposite Larkhall Park, in London Borough of Lambeth close to Wandsworth Road and the A3. The surrounding area is a mix of park land and recreational facilities as well as residential and commercial uses.

The property has good public transport links: Wandsworth Road Station 0.5miles; Stockwell Underground 0.6miles; and Nine Elms 0.6miles.

The site comprises open land with tarmac surface within a palisade fence. There is a vehicular access point from Courland Grove on to the site. The property does not have any power supply or services.

Accommodation	Sq M	Sq Ft
Land	1257.9	135,40

Areas quoted are approximate.

Specification

- Outdoor cleared site
- Suitable for storage, parking or other uses, subject to planning
- Entrance on Courland Grove

Terms

The premises are available on a new FRI lease for a term to be agreed.

The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

Lease is available to June 2028, with a landlord rolling break from January 2028, subject to 2 months' notice

The premises will be taken as seen.

Rent

£42,000 per annum exclusive.

Planning Consent

Planning related enquiries can be addressed via the Lambeth Council Planning Dept.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed capital works to improve the site.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application Form can be provided on request.

VAT

The unit is not elected to tax.

Business Rates

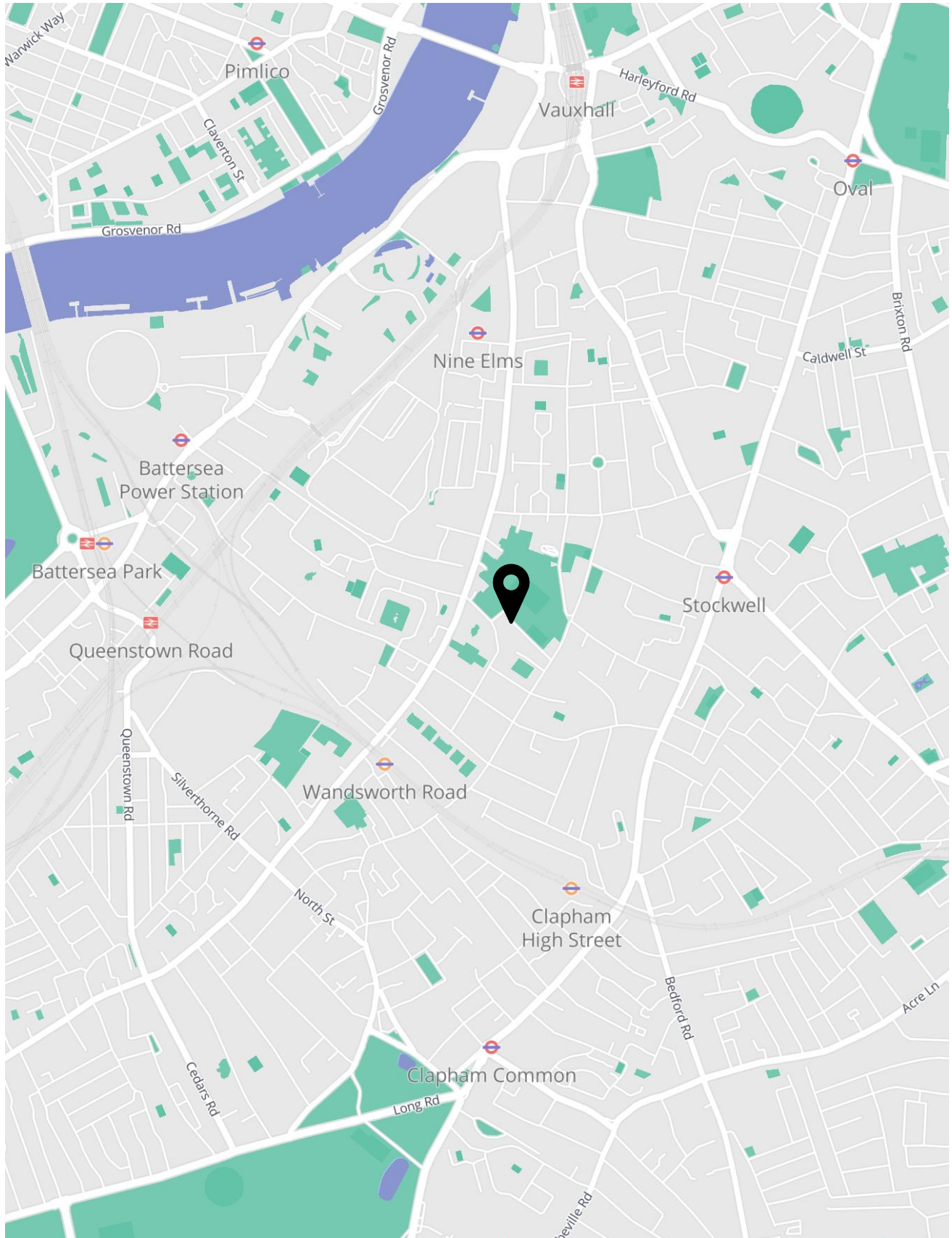
Interested parties should undertake their own due diligence to confirm rates due.

EPC

An EPC is not required.

Costs

The incoming tenant shall be required to pay the landlord's legal fees.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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