

---

# WATERLOO

---

93 LOWER MARSH

SE1



PRIME A1 SHOP  
NEW LEASE

1,285 SQ FT

---



## LOCATION

The premises are situated a short distance away from Waterloo station on Lower Marsh. Lower Marsh is a historic street undergoing significant regeneration and is home to an eclectic mix of both independent and multiple retailers, cafes and restaurants. Operators represented on the street include **Valerio, Cubana, Café Del Marsh, Boots, Rymans, Borough Produce Market, Greensmiths** and **Greggs**. The premises are located near to a new hotel development (76 rooms) which is set to complete towards the end of 2019.

## ACCOMODATION

The property is arranged on ground floor only providing the following approximate net dimensions and internal floor area:

Gross frontage	7.0m	22ft 11ins
Internal width (max)	6.5m	21ft 4ins
Ground floor sales	110.65sqm	1,191sqft
Ground floor ancillary	8.73sqm	94sqft
<b>Total</b>	<b>119.38sqm</b>	<b>1,285sqft</b>

A floor plan is available on request.

## TENURE

The shop is available by way of a new FRI lease for a term of 5 years. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## RENT

Rent offers are invited in excess of £48,500 per annum exclusive.

## TIMING

The shop is available for possession from October 2019.

## USE

The current planning use of the premises is A1.

## VAT

VAT is chargeable on rent and other property outgoings.

## RATES

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£31,250
UBR 2019/2020	£0.504
Rates payable (approx.)	£15,750 pa

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.voa.gov.uk](http://www.voa.gov.uk)

## EPC

An EPC can be made available on request.

## VIEWING

Please contact the sole retained agents:

**Nick Furlong**  
020 7183 0584  
nf@bcretail.co.uk

**Fergus Emmerson**  
020 7183 0588  
fe@bcretail.co.uk



3rd Floor, 16 Ingestre Place  
London W1F 0JJ  
[www.bcretail.co.uk](http://www.bcretail.co.uk)

**Misrepresentation Act:** Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. Designed by Brand+Outlines Ltd. 2019