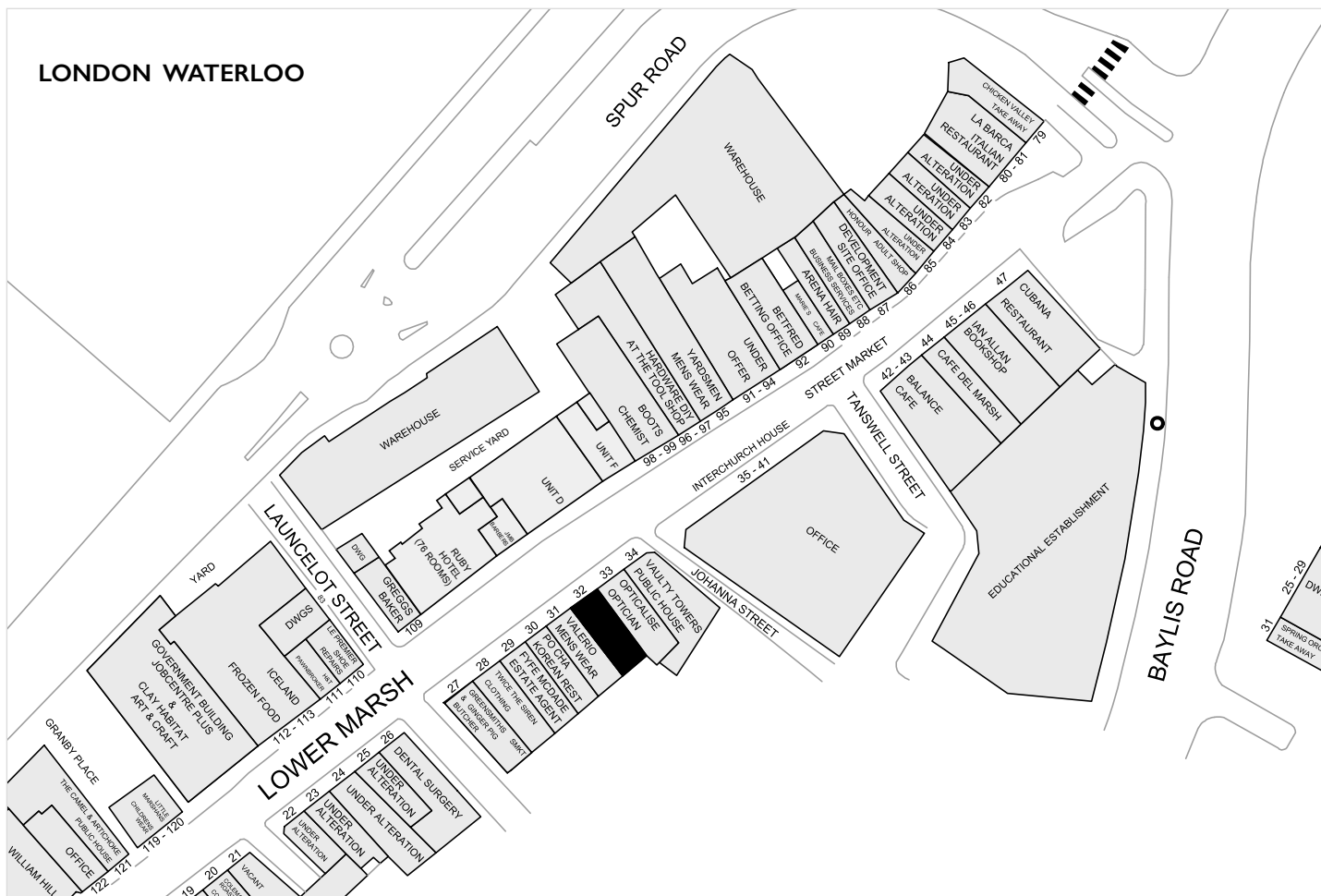

WATERLOO

32 LOWER MARSH SE1



NEW LEASE AVAILABLE



LOCATION

The premises are situated a short distance away from Waterloo station on the south side of 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, Balance Greensmiths and Greggs.

ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate internal floor areas:

Ground floor	620 sq ft	57.60 sq m
Basement	610 sq ft	56.67 sq m
Total	1,230 sq ft	114.27 sq m

TENURE

The shop is available by way of a new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rental offers are invited in excess of £32,500 per annum exclusive.

USE

We believe the premises have A1 use however interested parties should make their own enquires with Lambeth Borough Council Planning Department.

RATES

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

Rateable Value £16,750

Interested parties should verify the above figures for themselves with the local authority or by referring to www.vo.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Fergus Emmerson

020 7183 0588
fe@bcretail.co.uk

Nick Furlong

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