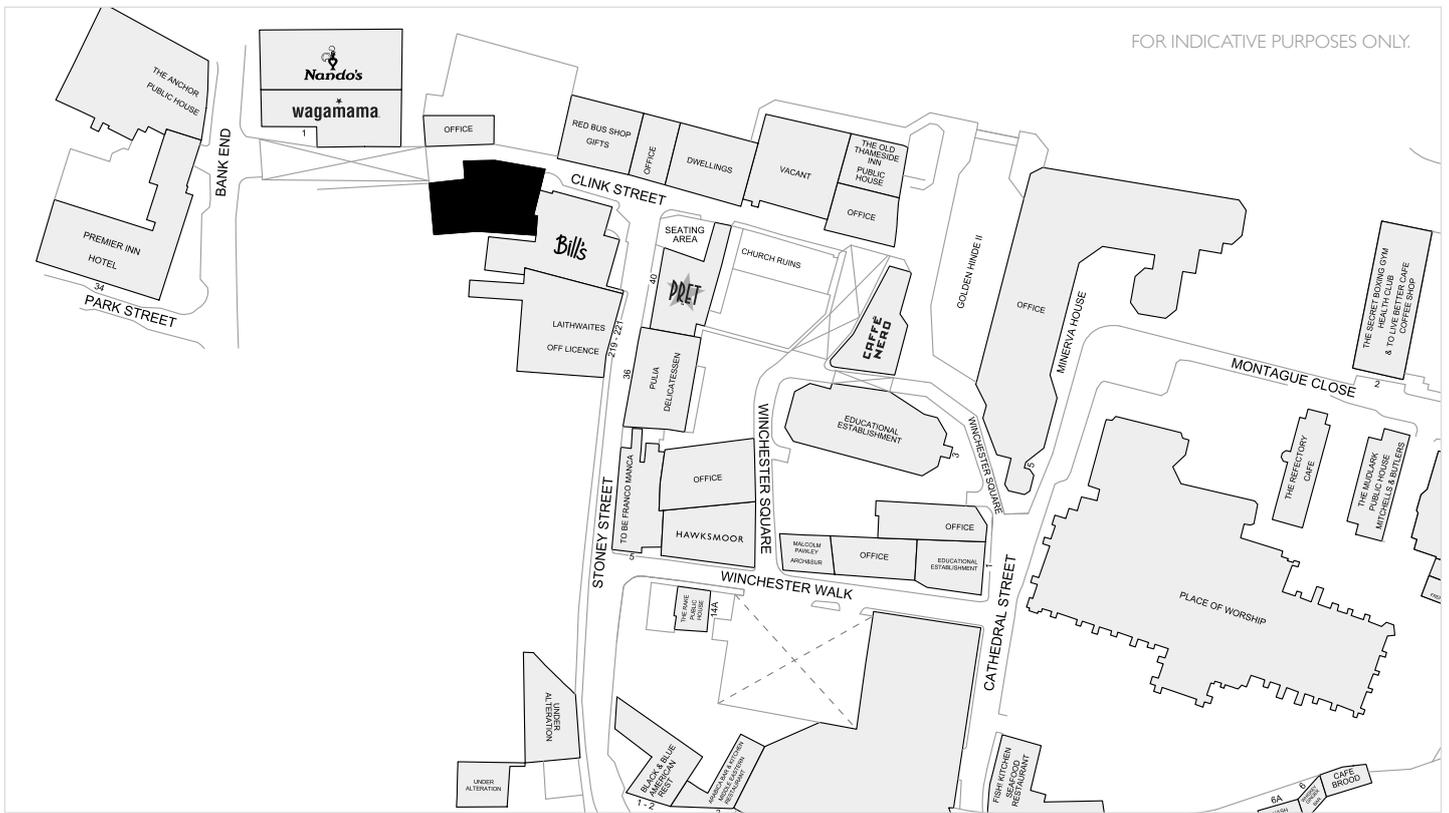

BOROUGH

1 CLINK STREET SE1



FITTED RESTAURANT
NEW LEASE AVAILABLE SUBJECT TO VP



LOCATION

The premises are prominently situated on Clink Street close to the intersection with Stoney Street. Clink Street forms part of the Thames Path South Bank River Walk which is a popular visitor attraction generating significant footfall. Borough Market is located within 100 metres to the south and is strategically positioned between two further local popular tourist attractions - The Clink Prison Museum directly beneath and the nearby Golden Hinde. Further regeneration is underway with the redevelopment of the former Vinopolis site by Meyer Bergman who are to deliver the 300,000 sq ft Borough Yards retail and leisure scheme scheduled to open in 2021. Borough Yards will provide more than 115,000 sq ft of retail and leisure space including a new 6,100 sq ft Everyman Cinema forming part of a larger mixed-use scheme including shops and offices which will see a new street, Dirty Lane, created immediately adjacent to the subject premises which will link Park Street and Clink Street. There is an array of established restaurant operators trading nearby including Bill's, Wagamama, Nandos', Hawkmoor, Franco Manca, Bao, Wright Brothers, Roast and Pret a Manger amongst others.

ACCOMMODATION

The premises are arranged on the ground floor only providing the following approximate floor area:

Ground floor 2,894 sq ft 268.89 sq m

Floor plans are available on request.

TENURE

Subject to VP, the premises are 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

On application.

USE

The premises have most recently been occupied by an A3/ restaurant use however the Landlord may consider other uses within Class E. Interested parties should make their own enquiries with Southwark Borough Council Planning Department.

RATES

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

Rateable Value £144,000

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

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the joint 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

Or CBRE - Mark Calder 020 7182 8377

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