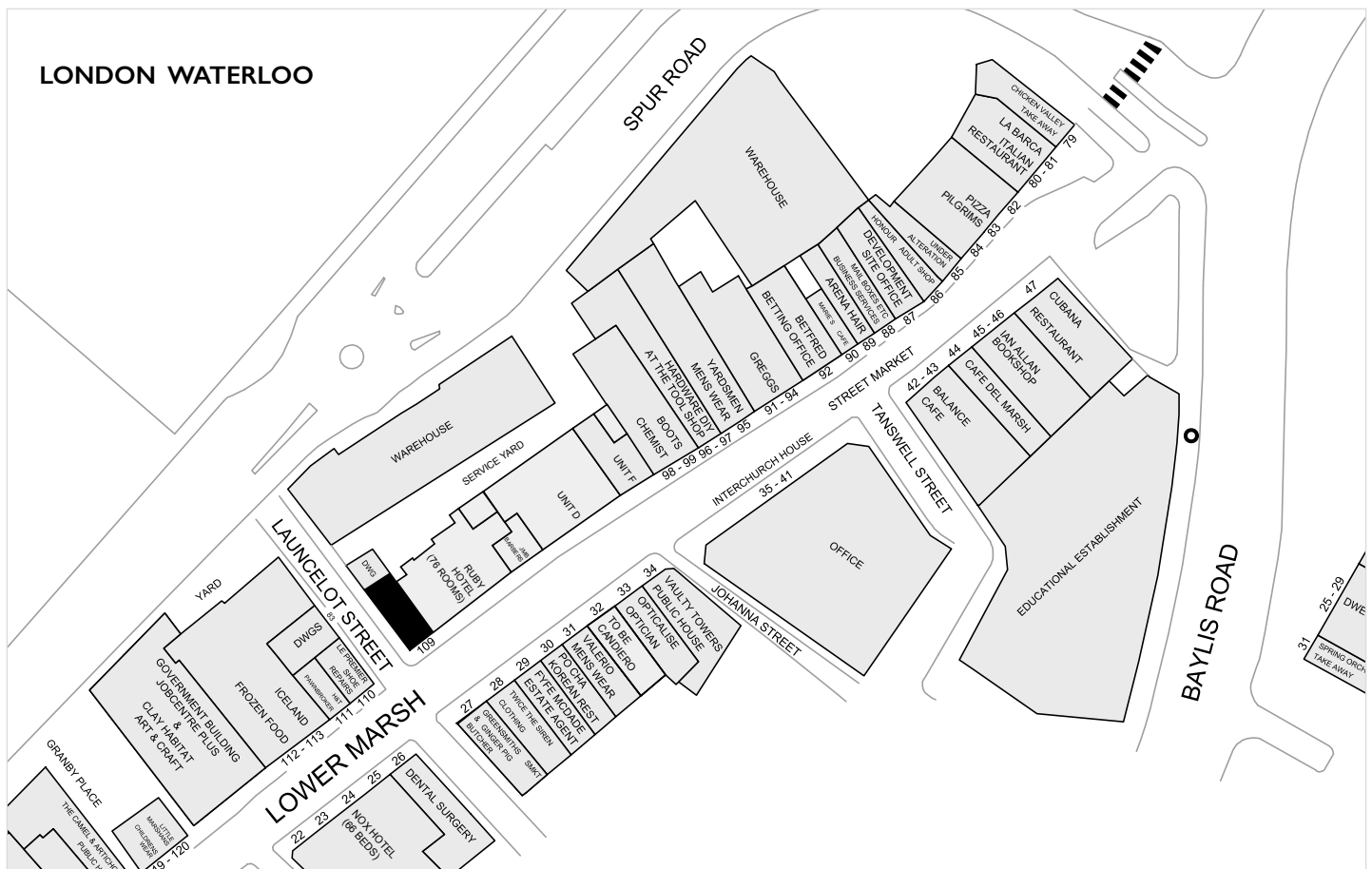

WATERLOO

109 LOWER MARSH



NEW LEASE AVAILABLE



LOCATION

The premises are located a short distance 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 nearby on the street include **Pizza Pilgrims, Greggs, Valerio, Cubana, Café Del Marsh, Boots, Ryman's, Balance, Greensmiths** and **Iceland**. The shop occupies a prominent corner location adjacent to the new Ruby Lucy hotel on the north side of the street at the intersection with Launcelot Street.

ACCOMMODATION

The shop is arranged over ground and basement providing the following approximate floor areas:

Ground floor	558 sq ft	51.83 sq m
Basement	418 sq ft	38.87 sq m
Total	976 sq ft	90.70 sq m

A floor plan is available on request.

TENURE

The property is available on a new FRI lease basis for a term to be agreed subject to 5 yearly upwards only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

RENT

Rental offers in excess of £40,000 per annum exclusive are invited.

USE

The premises benefits from Class E use. Interested parties are advised to make their own enquiries to Lambeth Borough Planning Department.

RATES

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

Rateable Value £21,000

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 sole retained agents:

Fergus Emmerson

020 7183 0588

fe@bcretail.co.uk

Nick Furlong

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