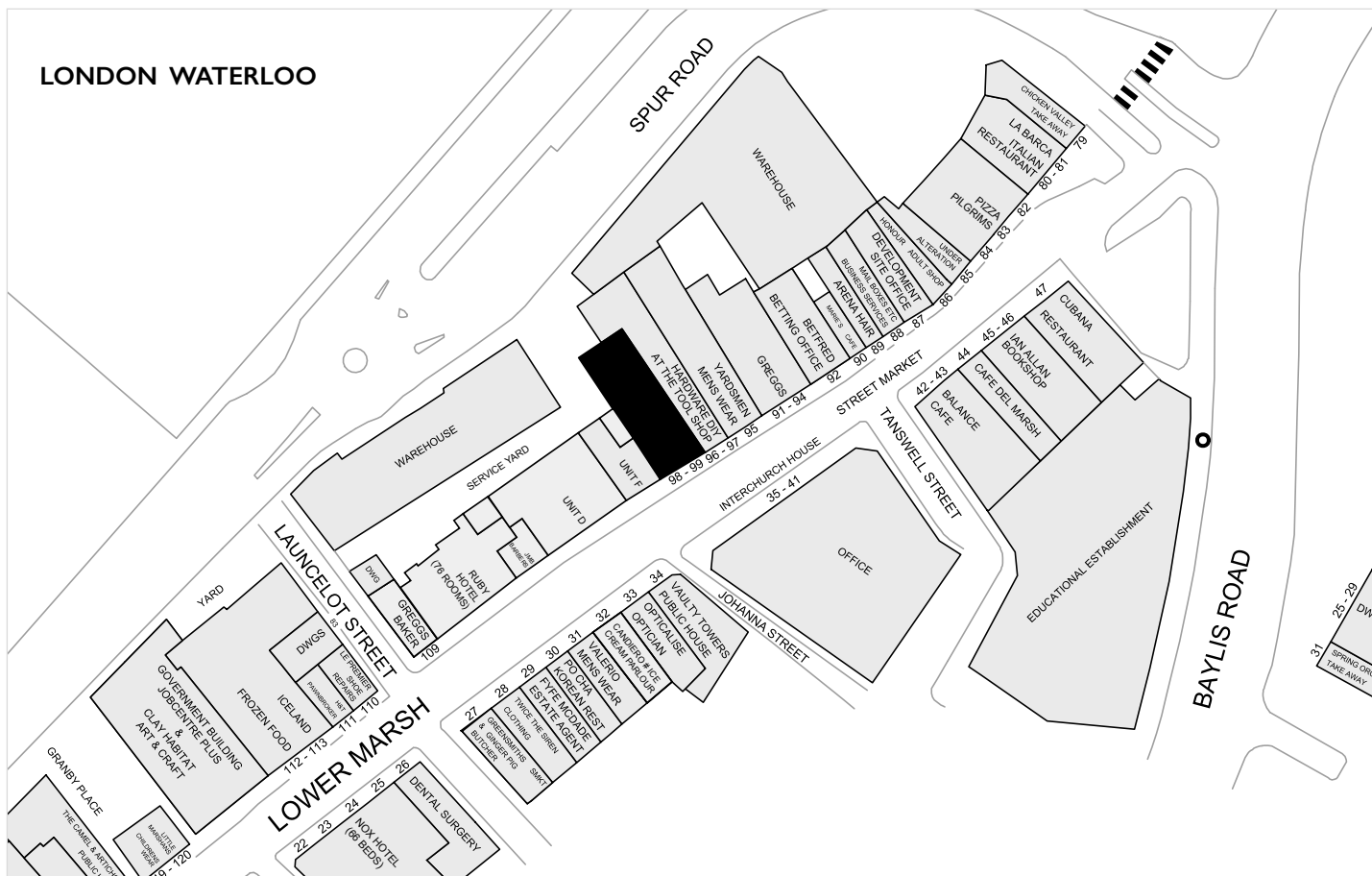

WATERLOO

98-99 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 on the street include **Valerio, Cubana, Café Del Marsh, Ryman, Balance** and **Iceland**. The shop unit sits in an in-line position close to the Ruby Lucy hotel and Greggs on the northern side of the street.

ACCOMMODATION

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

Ground floor	1,825 sq ft	169.55 sq m
Basement	1,830 sq ft	170.01 sq m
First Floor	885 sq ft	82.22 sq m
Total	4,540 sq ft	421.78 sq m

TENURE

The property is available on a new FRI lease basis for a term to be agreed subject to landlord's rolling break clauses from the 1st July 2023 onwards. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

RENT

Upon application.

USE

The premises benefits from an existing A1 planning use and had been trading on this basis until recently, however, consideration will be given to other uses within Class E use. Interested parties should 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 £43,250

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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