

WATERLOO

97 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, Boots, Rymans, Balance** and **Iceland**. The shop unit sits in an in-line position close to the Ruby Lucy hotel and **Greggs** on the north side of the street.

ACCOMMODATION

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

Shop Depth	94 ft 2 ins	28.69 m
Ground floor	1,380 sq ft	128.24 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

Rental offers are invited.

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 £27,750

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:

Ted Parr
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