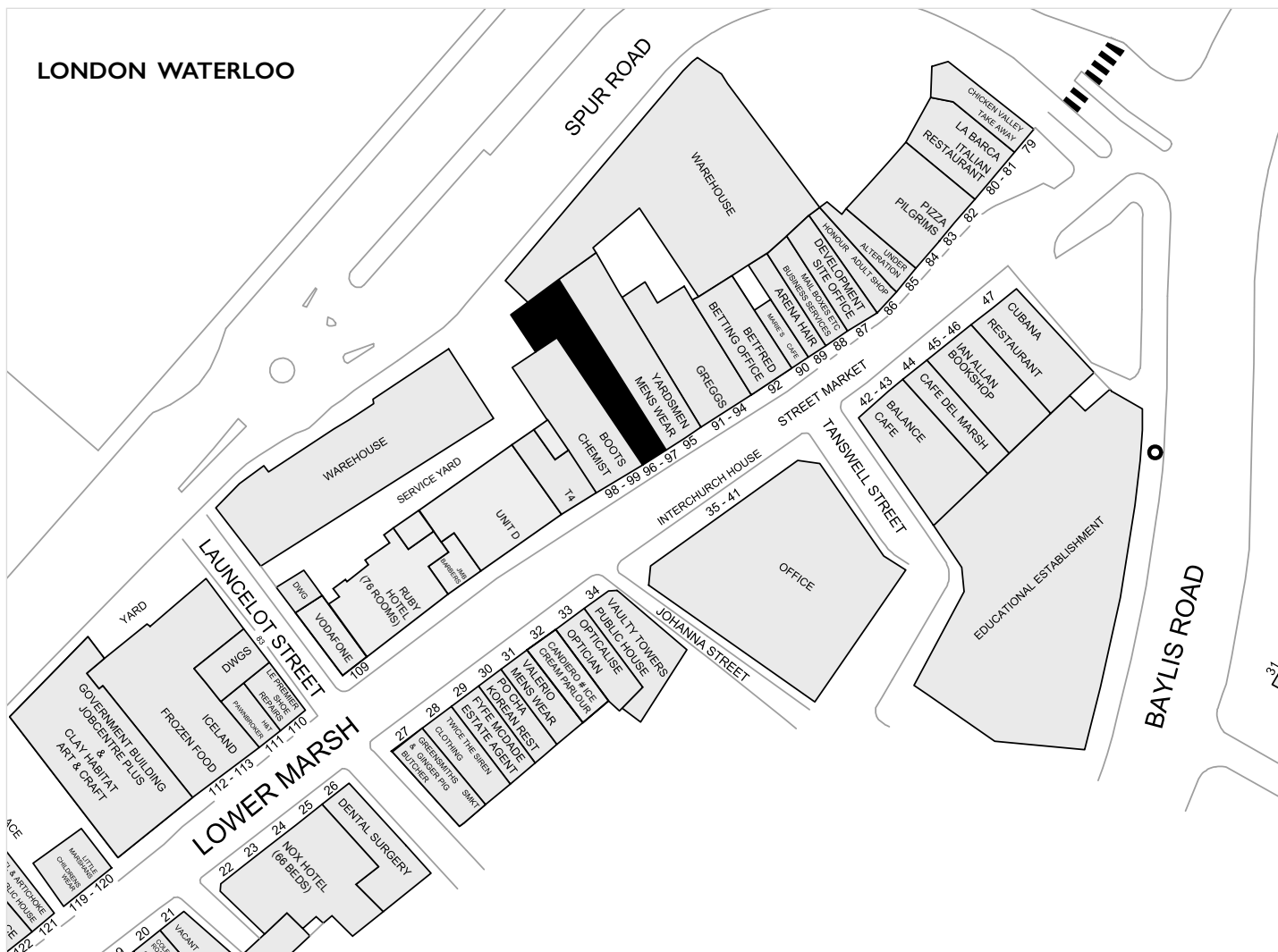

WATERLOO

97 LOWER MARSH SE1



CLASS E SHOP
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 **Pizza Pilgrims, Vodafone, Cubana, Café Del Marsh, Boots, Rymans, Balance** and **Iceland**. The shop is mid-terrace close to the Ruby Lucy hotel and **Greggs** on the north side of the street.

ACCOMMODATION

The shop is arranged on the ground floor providing the following approximate dimension and floor area:

Gross frontage	14ft 3ins	4.35 m
Ground floor	1,447 sq ft	134.51 sq m

Floor plans are available on request.

TENURE

The property is available on a new FRI lease basis for a 10 or 15 year term. The lease will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

RENT

Offers are invited in excess of £50,000 per annum exclusive.

USE

The premises most recently traded as a retail shop, 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 agent:

Nick Furlong
020 7183 0584
nf@bcetail.co.uk

3rd Floor
16 Ingestre Place
London W1F 0JJ

www.bcetail.co.uk

