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# WATERLOO

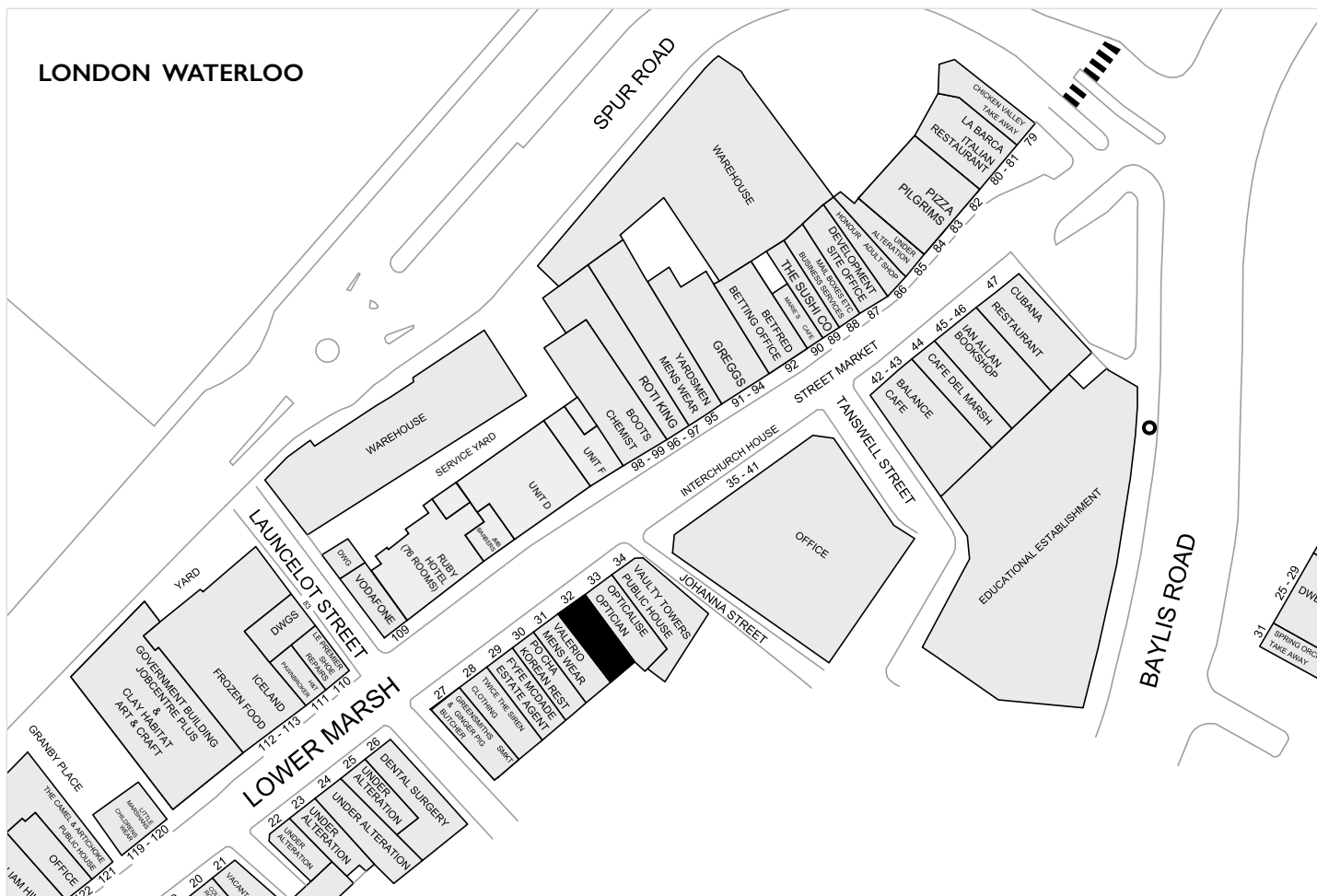
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32 LOWER MARSH SE1



NEW LEASE AVAILABLE

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## LOCATION

The premises are situated a short distance away from Waterloo station on the south side of 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 **Cubana, Pizza Pilgrims, Cafe Del Marsh, Boots, Vodafone, Ryman's, T4, The Sushi Co, Balance Cafe, Valerio, Greensmiths** and **Greggs**.

## ACCOMMODATION

The property is arranged on ground floor and basement levels providing the following approximate internal floor areas:

Ground floor	620 sq ft	57.60 sq m
Basement	610 sq ft	56.67 sq m
<b>Total</b>	<b>1,230 sq ft</b>	<b>114.27 sq m</b>

## TENURE

The shop is 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

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

## USE

We believe the premises have Class E use however interested parties should make their own enquires with Lambeth Borough Council Planning Department.

## RATES

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

Rateable Value                      £19,750

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk).

## EPC

An EPC can be made available on request.

## VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

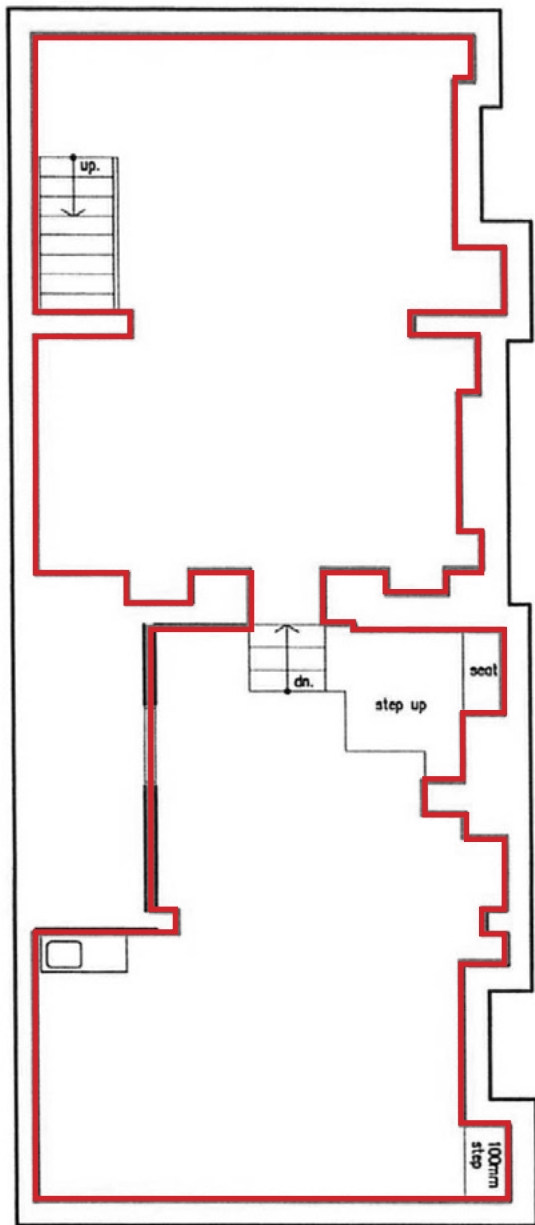
**Nick Furlong**  
020 7183 0584  
[nf@bcretail.co.uk](mailto:nf@bcretail.co.uk)

3rd Floor  
16 Ingestre Place  
London W1F 0JJ

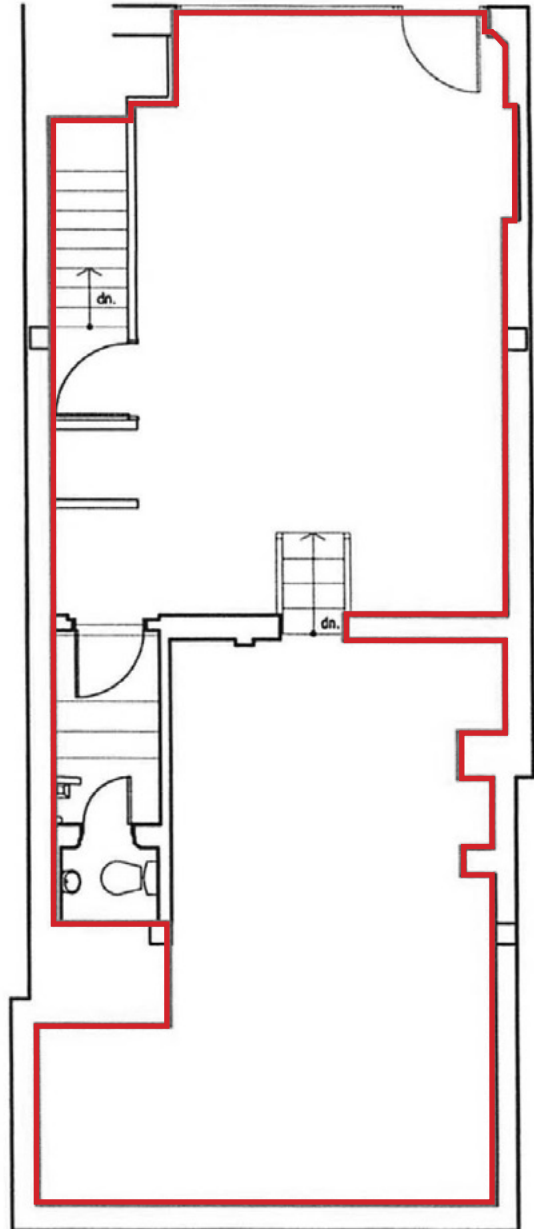
[www.bcretail.co.uk](http://www.bcretail.co.uk)



## BASEMENT



## GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

