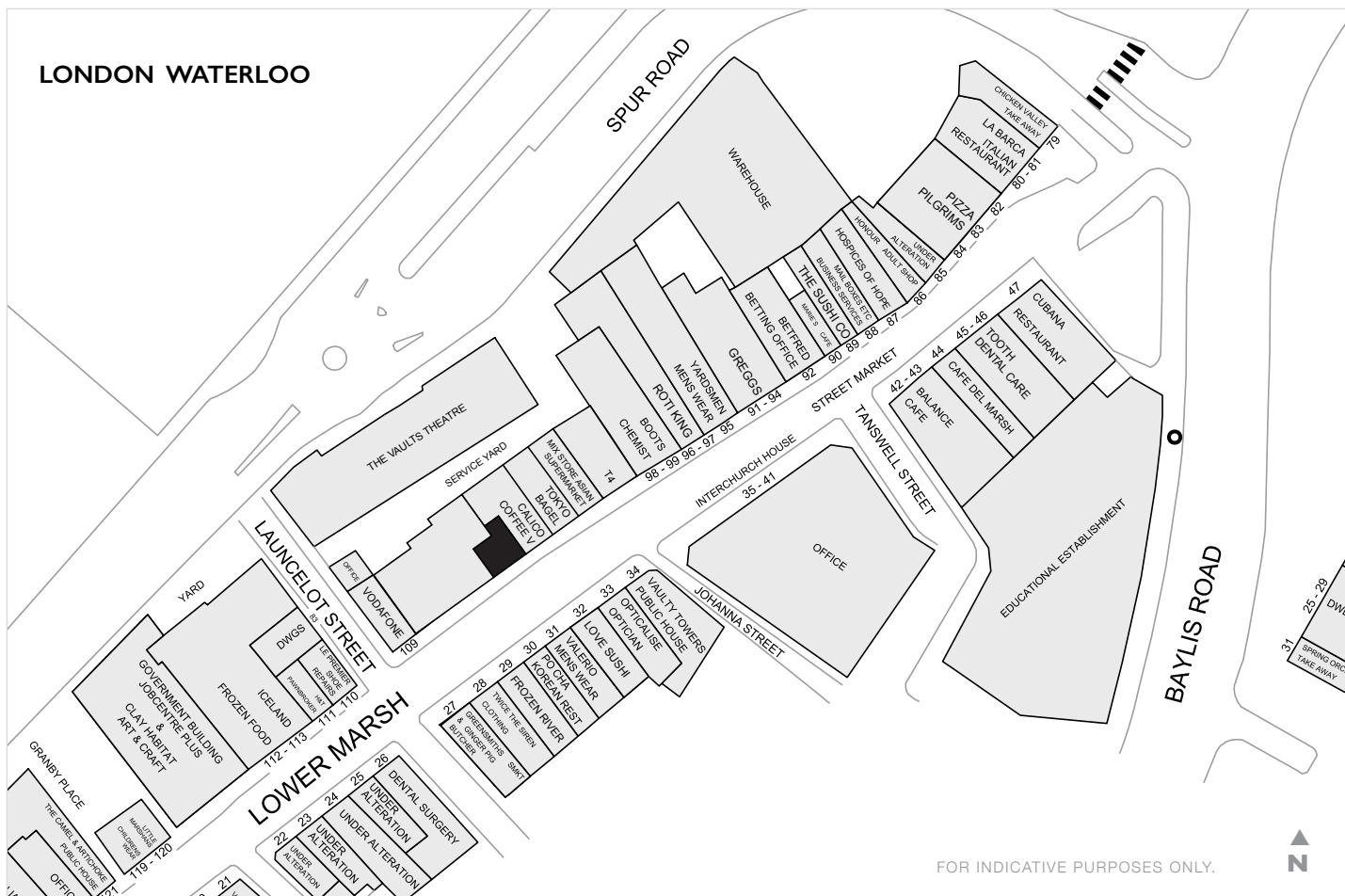

WATERLOO SE1

102 LOWER MARSH



FITTED BARBERS UNIT
CLASS E



LOCATION

The premises are situated a short distance away from Waterloo station on the north 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, Boots, Vodafone, Rymans, Tokyo Bagel, T4, The Sushi Co, Balance Café, Valerio, Greensmiths** and **Greggs**.

ACCOMMODATION

The premises are arranged on ground floor only providing the following approximate gross internal floor area:

Internal width	21 ft 1 ins	6.42 m
Shop depth (max)	25 ft 2 ins	7.66 m
Ground floor	434 sq ft	40.33 sq m

Floor plans are available on request.

RENT

Rental offers are invited in excess of £38,500 per annum exclusive.

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.

TIMING

Subject to the Vacant Possession, the shop will be available from June 2025.

USE

The Premises are Class E(a) retail use however interested parties should make their own enquiries with Lambeth Borough Council Planning Department. Cooking on the premises will not be permitted.

RATES

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

Rateable value: £22,500

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@bcretail.co.uk

Oscar Payne
07584 472 702
op@bcretail.co.uk

3rd Floor
16 Ingestre Place
London W1F 0JJ

www.bcretail.co.uk



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