
WATERLOO

18 LOWER MARSH SE1



CLASS E SHOP
NEW LEASE AVAILABLE



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, Iceland, Rymans, Roti King, The Sushi Co, Balance Cafe, Valerio, Greensmiths** and **Greggs**.

ACCOMMODATION

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

Internal width (max)	17 ft 10 ins	5.44m
Ground floor	349 sq ft	32.42 sq m
Basement	211 sq ft	19.60 sq m
Vaults	69 sq ft	6.41 sq m
Total	629 sq ft	58.43 sq m

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 £30,000 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 Team.

Please note the landlord will not consider restaurants or any tenants who wish to cook on the premises.

RATES

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

Rateable Value £17,250

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:

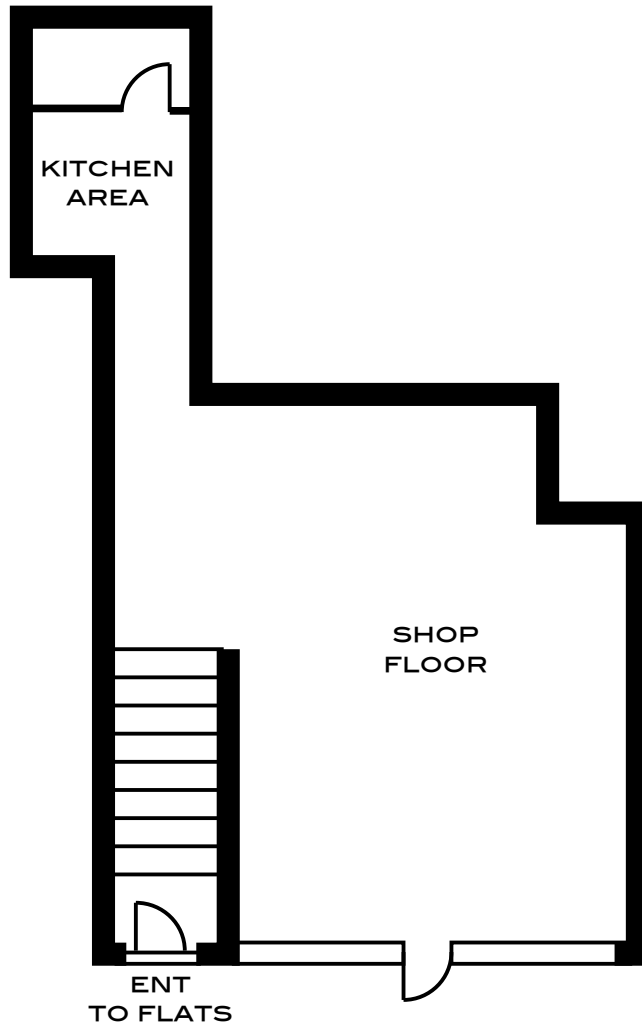
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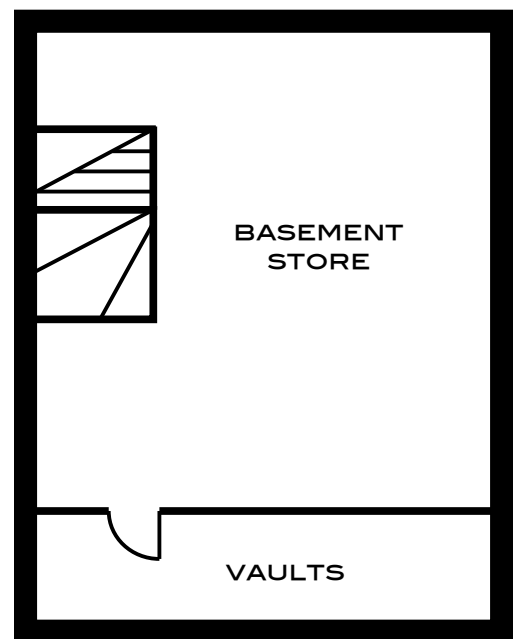
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GROUND FLOOR



BASEMENT



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

