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# WATERLOO SE1

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31 LOWER MARSH



CLASS E SHOP  
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 directly opposite the **Ruby Hotel**. 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, Ryman's, Roti King, The Sushi Co, Balance Café, 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 (min)	11 ft 2 ins	3.40 m
Internal width (max)	14 ft 5 ins	4.40 m
Ground floor	608 sq ft	56.49 sq m
Basement	279 sq ft	25.92 sq m
<b>Total</b>	<b>887 sq ft</b>	<b>82.41 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 £45,000 per annum exclusive.

## USE

We understand the premises have Class E use however interested parties should make their own enquiries with Lambeth Borough Council Planning Team.

## RATES

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

Rateable Value £23,250

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

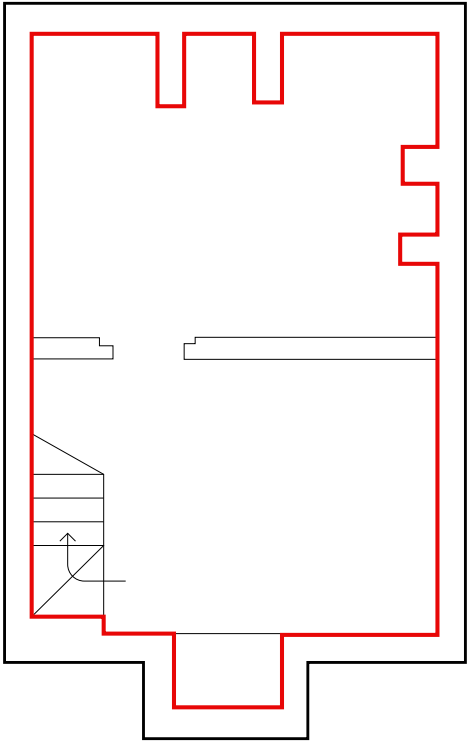
**Nick Furlong**  
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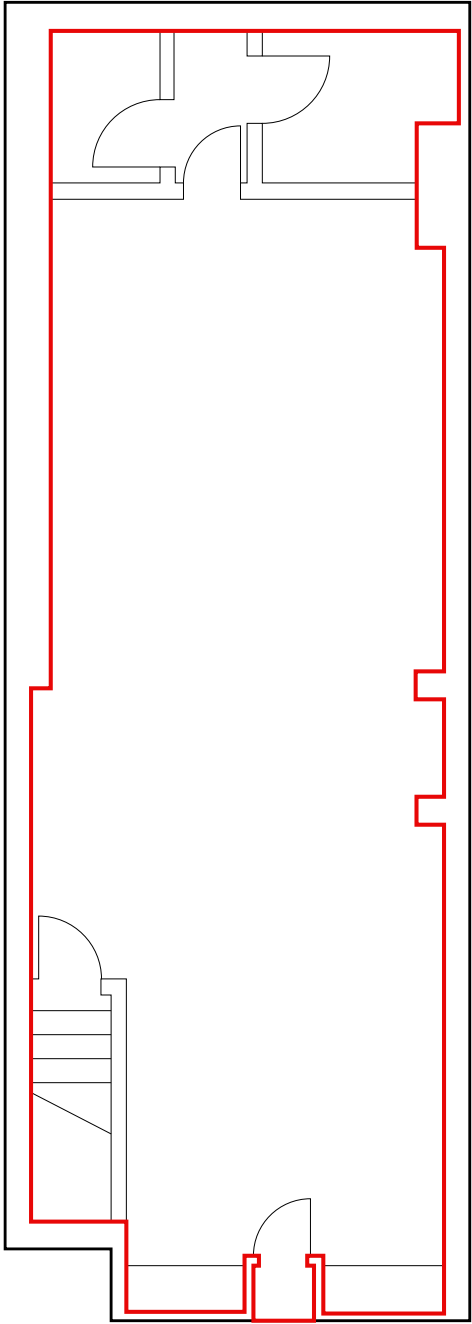
[www.bcretail.co.uk](http://www.bcretail.co.uk)



BASEMENT



GROUND FLOOR



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.





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