



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



171-173 Bermondsey Street, London SE1

Prime Restaurant and Bar Measuring 3,887sqft Available to Let

SUMMARY

- Rare opportunity to **lease a prime restaurant (A3) premises** benefitting from being fully fitted out to a high specification
- Unit laid out over ground and basement **measuring 3,887sqft (NIA)**
- Prominent pitch along the hustle and bustling **Bermondsey Street** in London Bridge
- Will **appeal to food and drink operators** looking to secure a **flagship restaurant** along one of the most vibrant roads in London
- We are inviting offers for a new lease direct with the landlord, and guiding offers in the region of **£120,000pax (£30.90psf)**



DESCRIPTION

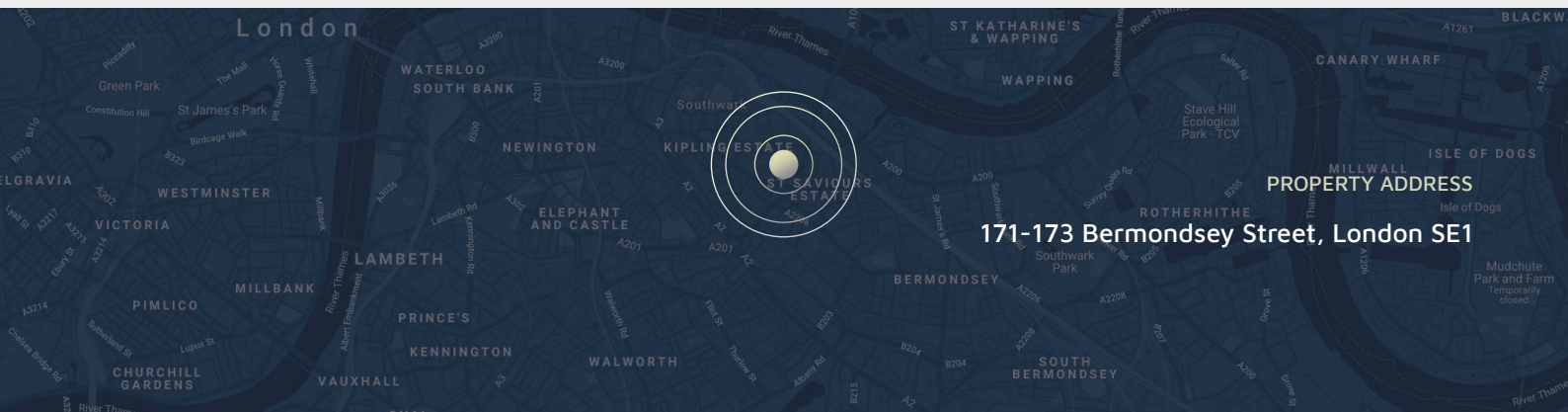
The subject property is located within the **ground and basement** of an attractive period property. Having previously traded as the 'Loyal Tavern', the available space benefits from being a **fully fitted out restaurant and bar**. This includes kitchen, air conditioning system, two bar areas, private dining suite, cold room, staff offices and ample storage. There are three entrances, with two along Bermondsey Street and one access from Newham's Row.

The accommodation is split over ground and basement, totalling 3,887sqft. The property benefits from permission to provide **A3 (restaurant, bar and hot food takeaway)**. There is also an **alcohol license in place** with Southwark council.

LOCATION

The property is located **along Bermondsey Street** which has become one of the most popular streets in London over recent years. Ideally positioned midway along the street and just **0.5 miles from the newly refurbished London Bridge station**. Thus, providing access to National Rail service (**Southeastern**), and London underground trains (**Northern & Jubilee**).

London Bridge and in particular Bermondsey Street have become a **popular residential and commercial hub in recent years**. This has seen a wide range of retailers, mainly coffee shops and restaurants endure continuous success here. The street is already home to popular eateries including Pizarro and Franco Manca. A buzz and **constant footfall can be seen 7-days a week outside the unit**.



FLOOR PLANS

Available upon request.

BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is **£69,120**. Therefore, **we would estimate rates payable to be c.£34,491pax**. Interested parties are to make their own enquires with Southwark council for exact figures.

Important to note, **occupiers will benefit from nil rates payable to March 2021**. They may also be able to reduce their liability from this date onwards through an appeal. We can refer a specialist for further details.

TERMS

We are inviting **offers in the region of £120,000pax** for a **new FRI lease** direct with the landlord. Our client will expect a minimum of **4-months' rent deposit** to be held for the duration of the term.



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