



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



88a Tooley Street, London Bridge SE1 2TF

Retail/Restaurant Unit Available to Let in London Bridge

SUMMARY

- Rare opportunity to lease a **retail/restaurant** benefitting from **A1/A3/A5 uses**
- The unit has recently been refurbished and is laid out over **basement and ground** measuring **591sqft in total**
- Property offers **one of most exciting retail pitches in the London market**, being just two doors along from **London Bridge station**
- Likely to appeal to boutique **coffee shops, takeaway food operators** and quality **retail outlets**
- We are inviting offers for a **new lease** direct with the landlord, and guiding **OIEO £35,000pax**



DESCRIPTION

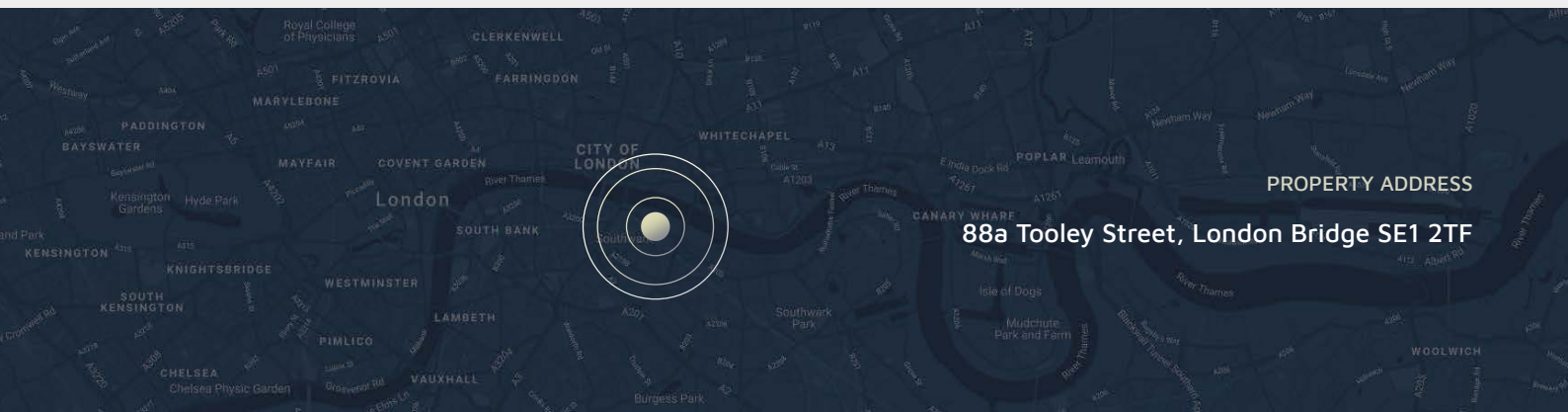
The unit is located within the **ground and basement floors** of a recently refurbished freehold property. The uppers comprise serviced apartments managed by the freeholder. The available unit comprises a **fully fitted café with pizza oven** at ground floor level and a **modern kitchen and staff facilities/WC** in the basement.

Accommodation available is split with **183sqft at ground level** and **408sqft in the basement** (591sqft total). The property benefits from permission to provide A3 (**food & drink**), A5 (**hot food takeaway**) and A1 (**retail**) uses. With the property being in such good condition it will allow an incoming tenant to move in and operate with only desired cosmetic changes required.

LOCATION

The property is located along **Tooley Street (A200)** which acts as one of the main roads in London Bridge. The unit is **two doors along from the new main entrance to London Bridge station** and just a 10-second walk! The station provides access to **National Rail services**, and **London underground trains** (Northern & Jubilee).

London Bridge has become a **commercial and residential hub** in recent years. This has seen a wide range of retailers, coffee shops and restaurants endure great success here. Offerings close by include Pizza Pilgrims, Padella and Flat Iron. The site also faces **More London** containing **2,000,000sqft of office space**, accommodating **c.20,000 workers**.



PROPERTY ADDRESS

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FLOOR PLANS

Available upon request.

BUSINESS RATES

According to the summary valuation effective from 1st April 2018, the rateable value for the property is **£15,250**. Therefore, we would estimate rates payable to be **c.£7,488pax**. Interested parties are to make their own enquiries with **Southwark council** and the figures quoted are only to be used as a guide.

TERMS

We are inviting offers in excess of **£35,000pax** on a **leasehold basis** which will be direct with the landlord. Our client will also expect a minimum of **4-months' rent deposit** to be held for the duration of the term.



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