

RETAIL UNIT TO LET SE1

Tel: 07885 912 982



GROUND & BASEMENT FLOORS
1 BERMONDSEY SQUARE, LONDON SE1 4TR
APPROX. 1124 SQ FT (104 SQM)

USE CLASS – CLASS E
RENTAL - £30,000 PER ANNUM
NEW LEASE AVAILABLE.













GROUND & LOWER GROUND FLOORS

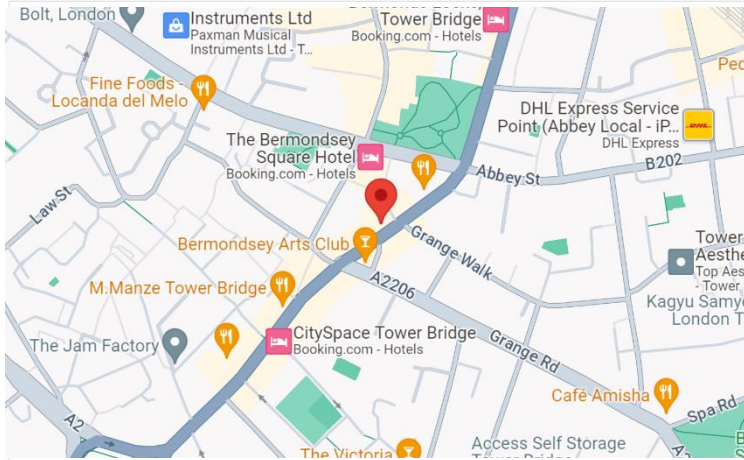
1 BERMONDSEY SQUARE, LONDON SE1 7QD

A unique opportunity to lease a commercial unit located on Bermondsey Square, close to the junction with Grange Road and a short walk away from the ever popular Bermondsey Street.

The property is on the raised ground floor offering an open plan sales / seating area with doors opening on to Bermondsey Square. Accessed via a communal hallway, there are stairs leading down to a lower ground floor previously used as storage and dining area.

Formerly a coffee outlet, the premises can be used for a variety of uses under Class E to include various retail uses and office accommodation.

The premises are available to view immediately and a new lease is offered on terms by arrangement.



Location

Located on Tower Bridge Road close to the junction with Grange Road and within walking distance to the popular Bermondsey Street and the attractions of SE1. There are various bus routes serving the community to all central destinations.

Term

A new lease offered on terms by arrangement.

Specifications

- ❖ Spotlights
- ❖ Wood flooring
- ❖ Gas central heating
- ❖ Tea-point (Ground Floor)
- ❖ W.C's in Communal Areas
- ❖ Kitchen & W.C (Lower Ground Floor)

EPC

Rating – E = 104

Floor Area

Ground Floor 539 sq ft (50 sqm)
Lower Floor 585 sq ft (54 sqm)

Service Charge

To be confirmed..

Business Rates

Rateable Value for the year 2023/24 is approximately £32,500 per annum. Therefore the rates payable is approximately £16,000 per annum.

VAT

TBC

Rent

£30,000 per annum exclusive of all outgoings

Further Details

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