

TO LET
RETAIL / OFFICE UNIT
91 TOWER BRIDGE ROAD, SE1

Tel: 07885 912 982



**USE CLASS - CLASS E
(VARIOUS USES)**

**SIZE –
APPROX. 1,009 SQ FT
(94 SQM) GIA**

PROMINENT POSITION

AVAILABLE NOW

**RENT
£35,000 PER ANNUM**





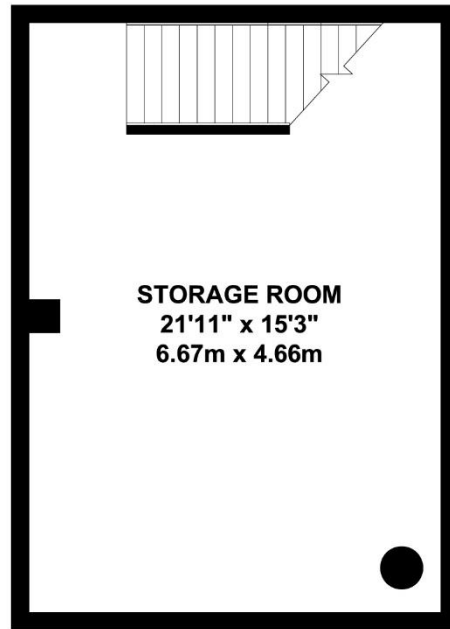
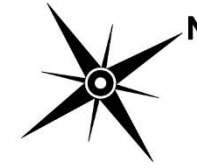






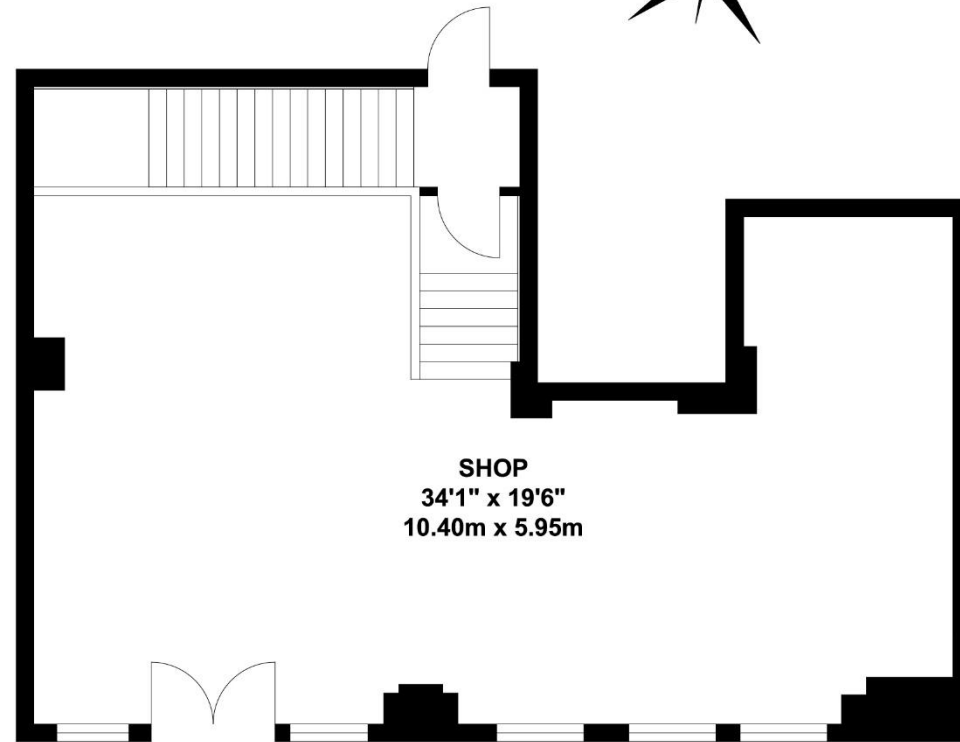


TOWER BRIDGE ROAD LONDON SE1



STORAGE ROOM
21'11" x 15'3"
6.67m x 4.66m

BASEMENT



SHOP
34'1" x 19'6"
10.40m x 5.95m

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1009.22 SQ. FT / 93.76 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE,
MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY
IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

91, TOWER BRIDGE ROAD, LONDON SE1 4TW

A unique opportunity to lease a commercial unit located on Tower Bridge Road, close to the junction with Grange Road and forming part of a parade of other independent retailers serving the immediate community. The unit falls under Class E, offering a wide range of various uses to include general retail, office, medical, financial services and others under the existing use class.

The ground floor unit comprises a generous size with a wide frontage for maximum exposure with a basement floor ideally used for storage accessed via the ground floor.

Ground Floor:	675 sq ft (63 sqm)
Basement Floor:	334 sq ft (31 sqm)
Total Gross Internal Area:	1009 sq ft 94 sqm)

The unit is offered in shell condition with services capped off and is available to view immediately.

New lease offered on terms by arrangement.

£35,000 per annum exclusive of outgoings.



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.

London Bridge station is approximately a 10 minute walk via Bermondsey Street.

Term

A new lease offered on terms by arrangement.

Business Rates

To be re-assessed.

Service Charge

To be confirmed..

EPC

Rating – D = 77

Floor Area

1,009 sq ft (94 sqm)

VAT

TBC

Further Details

Ian Lim

E: ian@limcommercial.com

www.limcommercial.com

Tel: 07885 912 982

Rent

£35,000 per annum exclusive of all outgoings