

**Prime Waterloo Retail  
opportunity to let**

£40,000 (per annum exclusive)

667 sq ft

**103 Waterloo Road,  
Waterloo, London SE1 8UL**

- Prime Waterloo Location
- High footfall retail position
- 667 sq ft
- Surrounded by well-known brands like Sainsbury's, Tesco, Pret and GBK
- £40,000 per annum exclusive



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### Further Information & Viewing

Viewings are by appointment via sole agents  
Levy Real Estate

### Liv England

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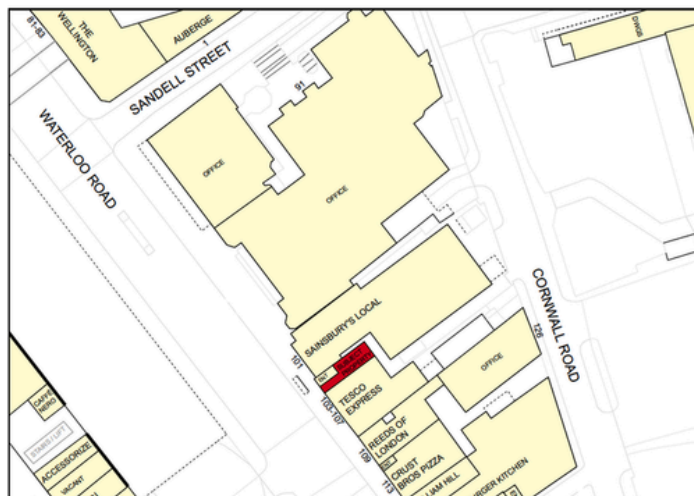
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### Location

The property is located in a prime position on Waterloo Road, directly opposite Waterloo Station, between the junctions with Sandell Street and The Cut.

The property benefits from extremely high footfall thanks to the extensive F&B offering in the immediate vicinity and its proximity to one of the UK busiest stations.

The unit is an in-line lock up with a straightforward rectangular configuration on the ground floor. The basement is accessed via a hatch to the rear of the unit.

Nearby occupiers include Sainsburys Local, Tesco Express, Crust Bros Pizza, GBK, Pret, Oseyo and the Wellington Pub.

### Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### Rates

As per the Valuation Office Agency, the rateable value is £14,000 per annum.

Interested parties are advised to make their own enquires with Lambeth Council.

### Accommodation

Floor	sq ft	sq m
Ground	120	11
Basement	547	51
<b>Total</b>	<b>667</b>	<b>62</b>

### Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

### EPC

EPC is available upon request.

### Location Plan

Not to scale, indicative only

### Use

Class E.

### Price

£40,000 per annum exclusive