

CLASS E OPPORTUNITY

LONDON

UNITS 17/18 BANKSIDE, 90/100 SOUTHWARK STREET



Description

The subject property holds a prominent corner position on the recently developed Bankside development opposite the Mercure Hotel London Bridge. Nearby occupiers include **Coco di Mama, M&S Food Hall, Tortilla** and **Itsu** with the **Tate Modern** being located behind.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground floor, providing the following approximate areas:

Ground Floor 1,796 sq. ft. (166.82 sq. m.)

Lease

The whole premises are available on an assignment of a current lease expiring 2 September 2022. Unit 17 is sublet at a rent of £84,750 per annum exclusive until 1 September 2022.

Rent

Rental offers invited.

Incentives available subject to status.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£76,500
UBR (21/22)	0.512p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

An EPC has been commissioned. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

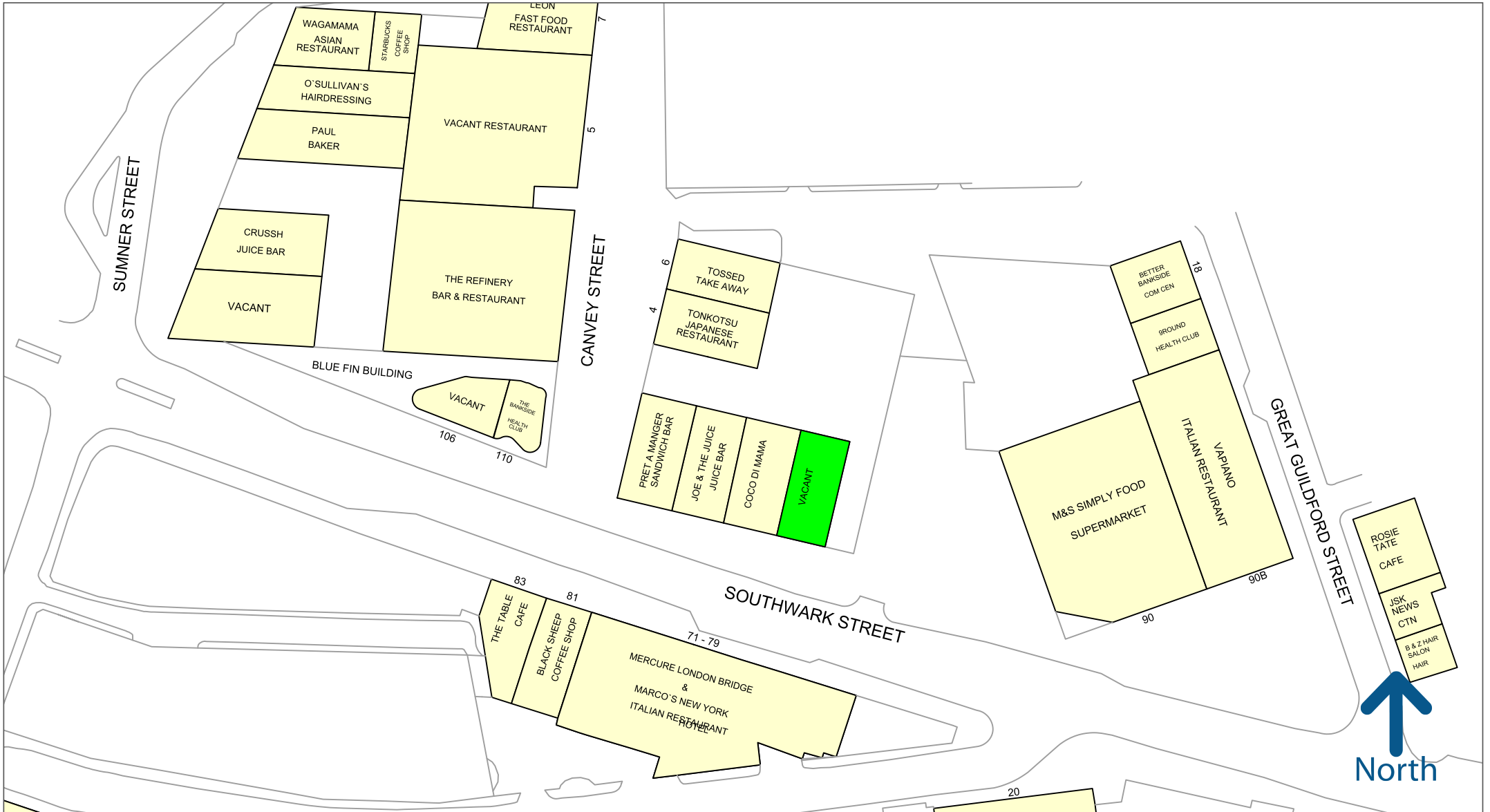
Freddie King 07545 386694
freddie.king@greenpartners.co.uk

Mike Willoughby 07810 480291
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In partnership with:



Subject to Contract



50 metres

Experian Goad Plan Created: 22/11/2021
Created By: Green and Partners



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