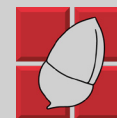




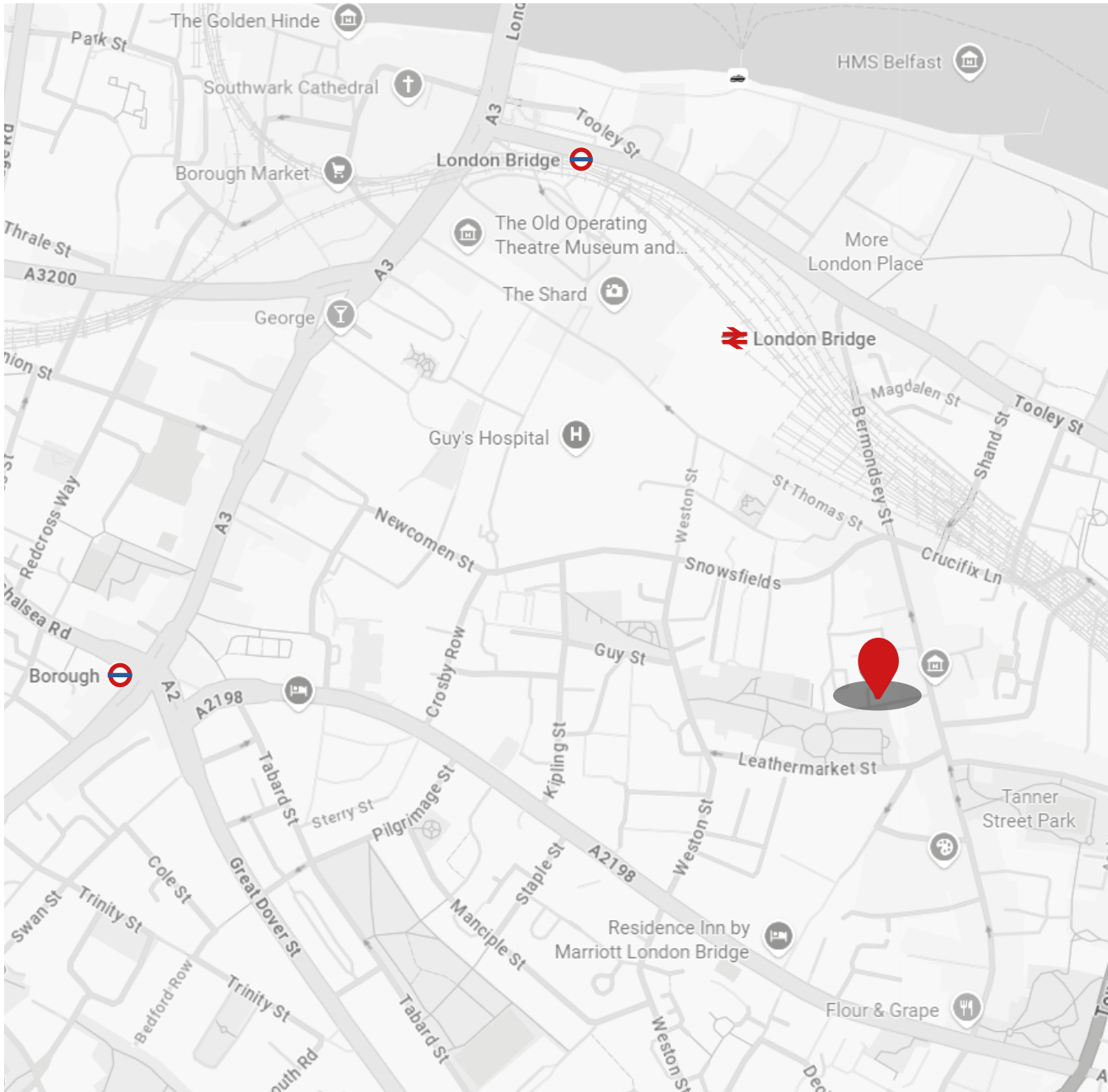
Unit 1, 8 Tyers Gate, London SE1 3HX

Self-contained office for sale in London



**acorn**

Commercial, Investment & Development



- Self-contained office for sale
- Measures c. 1,227 Sqft (NIA)
- E use class & virtual freehold
- Located in a cul-de-sac off Bermondsey Street
- 0.3 mile walk to London Bridge Station
- Available for immediate occupation
- Guide price- £550,000 + VAT

## Description

An opportunity to acquire a well-presented, self-contained office located in a cul-de-sac just off Bermondsey Street, directly adjacent to Leathermarket Gardens Park.

The subject property is positioned over ground and lower ground floor levels of a purpose-built mixed-use block at the end of a small terrace on Tyers Gate and benefits from a largely open plan layout on both floors alongside a private meeting room and typical toilet and kitchenette facilities. The property would suit a variety of different owner-occupier businesses and investors looking to secure an extremely well located commercial unit in the heart of one of SE1's most popular locations which benefits from the wider commercial E use class.

## Location

The building is located on Tyers Gate, a small cul-de-sac just off Bermondsey Street. The wider Bermondsey Street area is renowned for its vibrant mix of independently owned coffee shops/restaurants, pubs/bars, boutiques, parks and art galleries making it an established and popular destination for businesses to establish a base from and for staff to work from.

In terms of public transport, London Bridge Train Station is a short 5-minute walk from the property offering commuters access to the Northern & Jubilee Underground lines as well as Southeastern, Thameslink & Southern Rail overground rail lines enabling connectivity to all four quarters of London (and further afield) with relative ease.

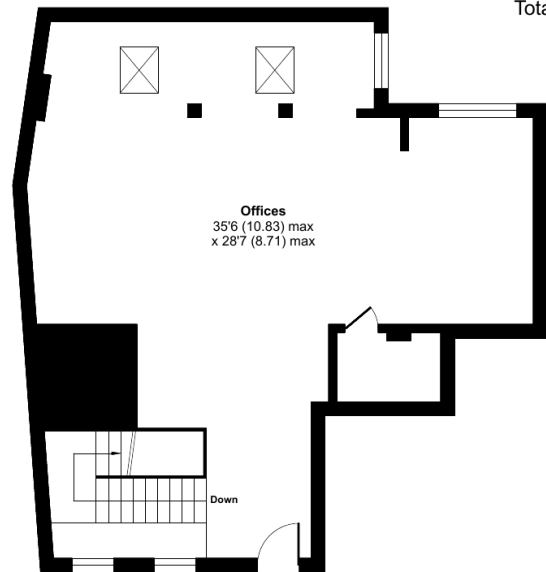
## Tyers Gate, London, SE1

Ground Floor Net Internal Area = 643 sq ft / 59.7 sq m

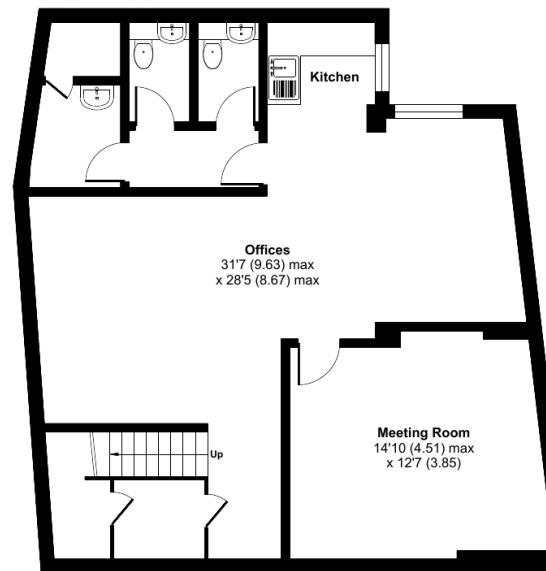
First Floor Net Internal Area = 584 sq ft / 54.2 sq m

Total = 1227 sq ft / 114 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR















## Terms

Guide price- £550,000 for the virtual freehold interest.

## VAT

We understand that the property is elected for VAT and therefore VAT is chargeable at the prevailing rate.

## Business Rates

According to the summary valuation effective 1st April 2023, the properties Rateable Value is £30,250. We therefore understand rates payable to be in the region of £15,094.75 per annum. Interested parties however are advised to contact the Valuation Office Agency in this regard.

## EPC

The properties EPC rating is D

## Further Information

Further information, including a suite of internal photographs, title documents including title register, title plan, a copy of the long lease and a copy of the EPC are all available upon request.

## Viewings

By appointment only via sole agents Acorn Land & Commercial. For more information, please contact our London Bridge office on 020 7089 6555.



## Contact

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