

To Let By Way of New Lease

21 Bartholomew
Street
Southwark
London
SE1 4AL

£110,000 PER ANNUM



KEY INFORMATION

RENT: £110,000 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Rateable value - £38,500 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VIEWING: Via the owners sole agents PSS Commercial.

DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

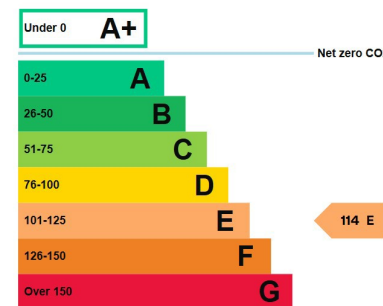
PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.



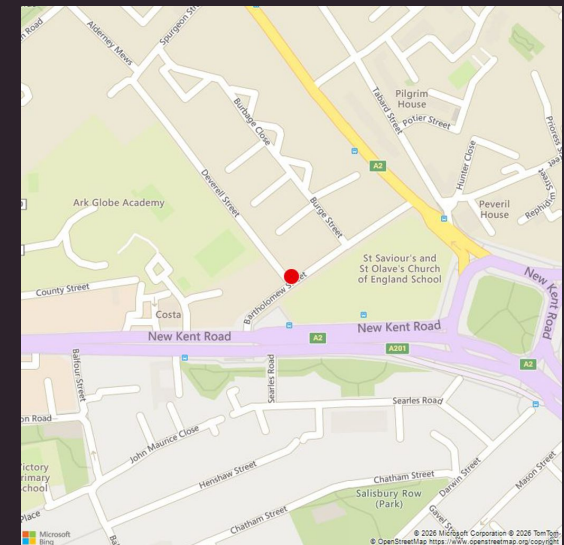
ENERGY RATING

Energy rating and score

This property's energy rating is E.



E 114



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FEATURES

- Great Location
- Public House
- Sun Terrace

Property comprises a public house over ground, basement, first and second floor 4529 sq.ft. approx. formerly The Spit & Sawdust Beehive

Ground floor 1942 sq.ft approx, basement 1008 sq.ft. approx, first floor 872 sq.ft. approx, second floor 707 sq.ft approx. (First floor is currently being used as commercial)

Roof terrace on first floor

Previously pavement seating at front

Set on Bartholomew Street and the corner of Great Dover Street (A2) . London's West End is approx 1.5 miles away.

Nearest station being Borough Station (Northern Line) with Borough Market being a short walk.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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