



150-152 Concert Hall Approach, London, SE1 8XU



Art Gallery New Lease Available

Location

The property is located within a railway arch accessible via Concert Hall which connects to the main BFI Imax Roundabout and Belvedere Road. London Waterloo station is a three-minute walk from the property.

The unit is situated on the signposted route from London Waterloo station to the Southbank. It is in proximity to London landmarks, including the **London Eye, Florence Nightingale Museum, Sea Life London, The London Dungeon, BFI IMAX, Royal Festival Hall, Hayward Gallery** and **National Theatre**.

Accommodation

The property is arranged over two arches, interconnected by a jack arch, and fronts both Sutton Walk (facing Southbank Place) and Concert Hall Approach. The landlord is in the process of undertaking works to return the property to shell condition.

Handover specification is available upon request.

The premises is arranged over ground floor and provides the following approximate GIA:

Property	Sq m	Sq ft
150-152 Sutton Walk	361	3,888

There is an opportunity for outside seating to be allocated to the rear of the property. Exact demise to be agreed.

Lease

Available on a new lease outside the Landlord and Tenant Act.

Rent

£175,000 pax

Use

The property has a restricted use and must be used as an Art Gallery or any other use under the historic D1 Planning Use Class.

Further details on the planning restriction available on request.

Rates

The rateable value is to be reassessed following completion of the landlord works. The current rates are:

Rateable Value: £198,000

UBR 2023/24: 54.6p

Rates Payable: £108,108

Interested parties are advised to undertake their own investigations with the Valuation Office Agency (VOA).

Costs

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

EPC

The property is currently undergoing redevelopment works.

EPC is to be reassessed upon-completion of the works and will be made available on request.

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

Paul Bugeja

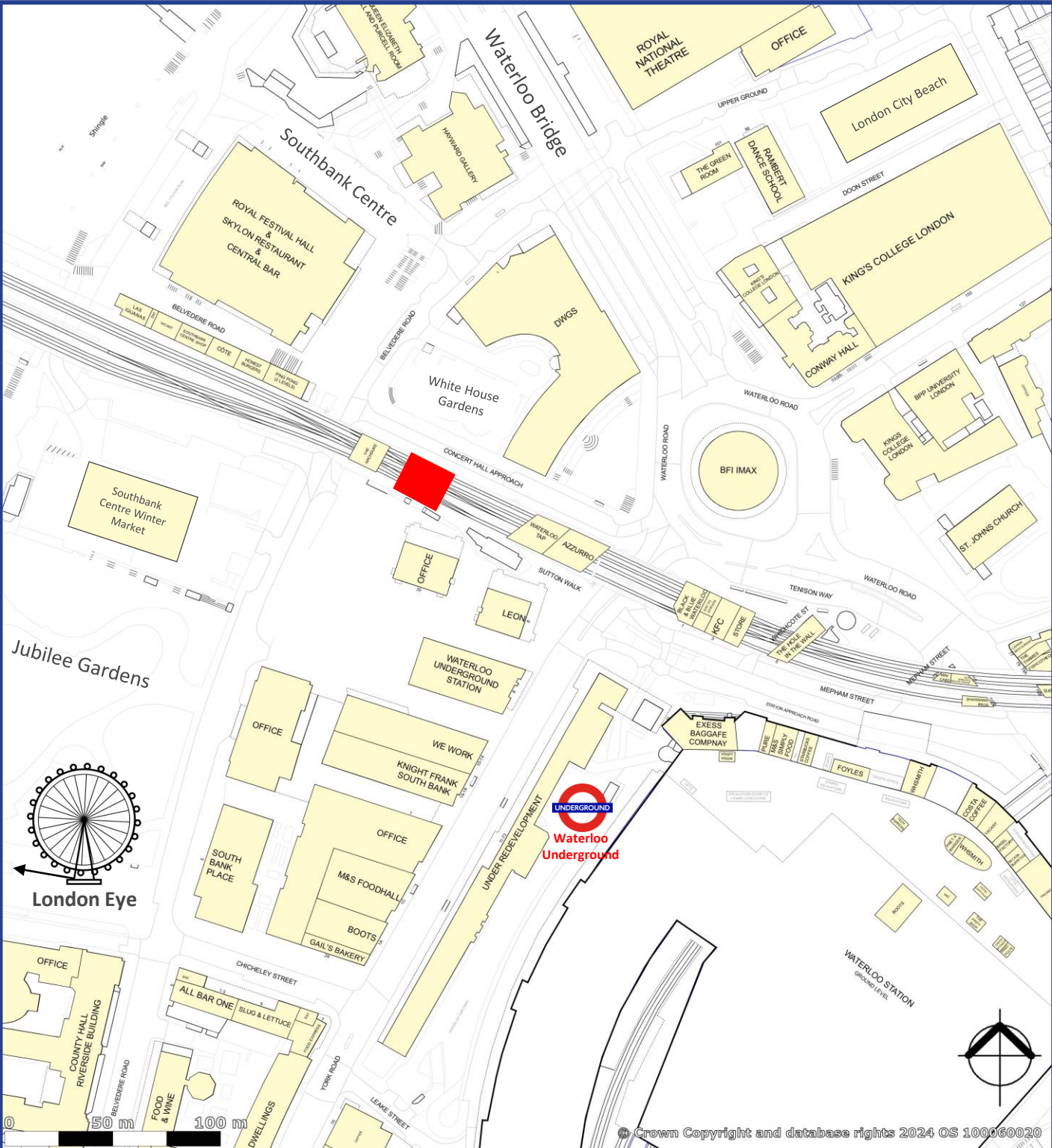
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Indicative Boundary

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