
WATERLOO

86 LOWER MARSH SE1



CLASS E SHOP
NEW LEASE AVAILABLE



LOCATION

The premises occupy a prominent position on the north side of Lower Marsh, just a short walk from Waterloo Station, one of London's busiest transport hubs. Lower Marsh is a long-established historic street that has evolved into one of the area's most colourful retail and leisure destinations. The street is benefitting from ongoing investment and regeneration, enhancing its appeal to both local residents and the substantial office, student and tourist populations that pass through the area daily.

Lower Marsh is known for its vibrant mix of independent traders, specialist food operators and well-established national brands. The tenant profile reflects the street's eclectic character, with nearby occupiers including **Cubana**, **Pizza Pilgrims**, **Café Del Marsh**, **Boots**, **Vodafone**, **Iceland**, **Rymans**, **Roti King**, **The Sushi Co**, **Balance Café**, **Greensmiths** and **Greggs**. The popular weekday street market further contributes to the area's lively atmosphere and strong footfall.

ACCOMMODATION

The shop is arranged over ground, first and second floors providing the following approximate internal dimensions and floor areas:

Gross frontage	14 ft 4 ins	4.37 m
Internal width (max)	12 ft 4 ins	3.75 m
Ground floor	410 sq ft	38.09 sq m
First floor	210 sq ft	19.51 sq m
Second floor	226 sq ft	21.00 sq m
Total	846 sq ft	78.60 sq m

TENURE

The shop is available by way of a new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The lease will be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rental offers are invited in excess of £45,000 per annum exclusive.

USE

We understand the premises have Class E use however interested parties are advised to make their own enquiries with Lambeth Borough Council Planning Department.

RATES

The Rateable Value (from 1st April 2026) will be £19,500.

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

The property has a B rating. A copy of the EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment through the sole retained agents:

Nick Furlong 020 7183 0584
nf@bcretail.co.uk

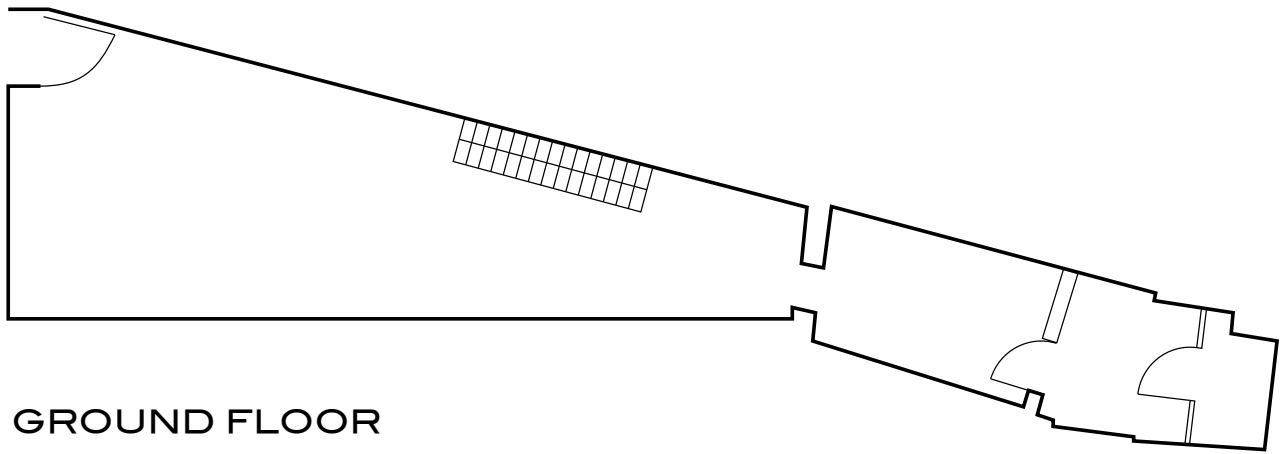
Oscar Payne 07584 472 702
op@bcretail.co.uk

3rd Floor, 16 Ingestre Place
London W1F 0JJ

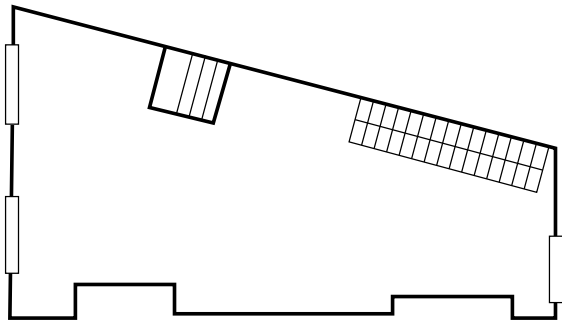
www.bcretail.co.uk

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. 2026 SUBJECT TO CONTRACT

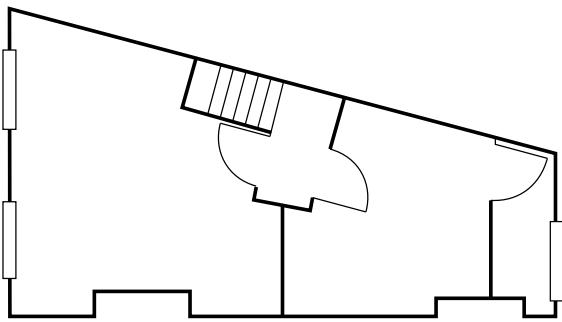




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.