

FOR SALE / TO LET

NEW COMMERCIAL SPACE WITH BAR / PUB USE

KALMARs

COMMERCIAL

020 7403 0600

2,304 SQ FT (214 SQ M)



THE ALBION, 20 ALBION STREET, LONDON, SE16 7JQ

LOCATION:

There can be few locations anywhere with greater growth potential; in Albion Street alone, 4 new developments are planned, comprising over 300 new dwellings and 20,000 sq ft of new commercial space.

Locally over 5,000 new dwellings and up to 5.25 million sq ft of commercial space are also planned by world class developers, combining to create an exceptional increase in demand and growth in capital values.

MAP



The position is well placed for public transport with Canada Water (London Overground and Jubilee lines), and Rotherhithe (London Overground line) nearby.

DESCRIPTION:

This new property has been carefully designed as a bar/commercial space on the ground floor and basement, with a contemporary style to suit modern businesses.

It is being left in shell condition for occupiers to fit to suit their own market.



NEW EXTERIOR CGI

SIZE:

	SQ FT	SQ M
Basement	1,335	124
Ground	969	90
TOTAL	2,304	214

PLANNING:

Full planning permission has been granted for use as a bar / public house



 **TENURE:**

Either: For sale on a 250 year lease with a nominal ground rent

Or: To let on a new flexible lease

 **TERMS**

RENT: £46,000 p.a

SALE: £650,000 Guide Price

 **COSTS:**

VAT: VAT is payable on the rent and service charge

LEGAL COSTS: Both parties to pay their own legal costs

 **VIEWINGS:**

By arrangement with the owner's sole agents KALMARs Commercial

 **CONTACT:**

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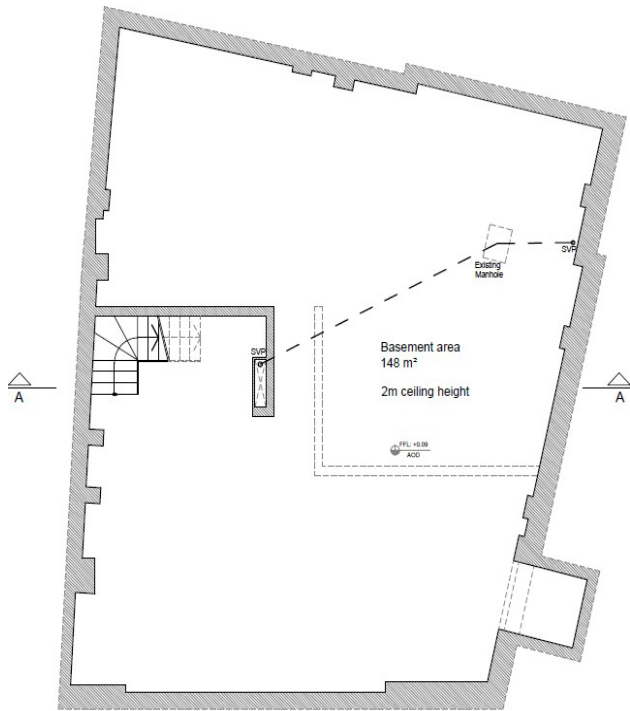


UNFINISHED INTERNAL CGI

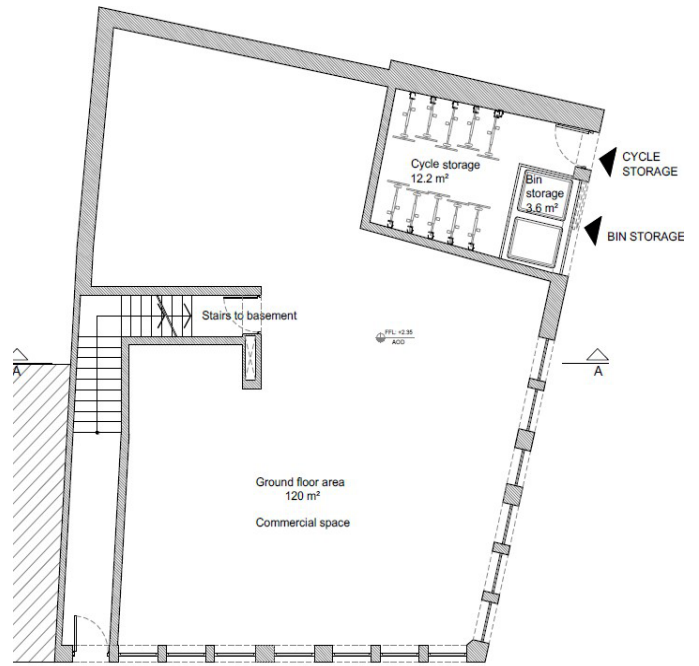
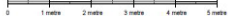




NEW FLOOR PLANS

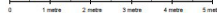


Proposed Basement Plan



RESIDENTIAL
ENTRANCE

Proposed Ground Floor Plan



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SOUTH LONDON'S LEADING AGENTS