

E CLASS RETAIL UNIT TO LET



63 TOWER BRIDGE ROAD, LONDON SE1 4TL OVERALL APPROX. 1,357 SQ FT (126 SQM)

LOCATION

The premises are prominently located on Tower Bridge Road, forming part of this local shopping street and serving the surrounding predominantly residential area.

The immediate locality has and continues to undergo extensive redevelopment and the property is close to a number of high profile schemes including Bermondsey Square, The Jam Factory and the entire Elephant & Castle regeneration project to the south west.

DESCRIPTION

Comprises a mid-terrace retail unit arranged over the ground floor and basement.

Each level provides open plan space, with a small kitchen and separate W.C plus shower at the rear of the ground floor.

The approximate floor areas are :

Ground Floor :	971 sq ft (90.2 sqm)
Basement :	386 sq ft (35.9 sqm)
Total :	1,357 sq ft (126.1 sqm)

The premises are currently classified as Use Class E and so are suitable for a wide variety of commercial uses.

63, TOWER BRIDGE ROAD, LONDON SE1

AMENITIES

- Wood flooring
- Mix of spot and strip lighting
- Part exposed brickwork
- Metal security shutter
- Kitchen point & W.C.

TERMS

Available immediately on terms by arrangement for a minimum period of five years.

Lease to be outside the Landlord & Tenant Act.

RENT

£35,000 per annum, exclusive of all outgoings

BUSINESS RATES

Rates payable for the year 2024/25 will be approx. £8,858 (The current Rateable Value is £17,750)

SERVICE CHARGE

A service charge will be payable in respect of buildings insurances and ongoing maintenance.

ENERGY PERFORMANCE

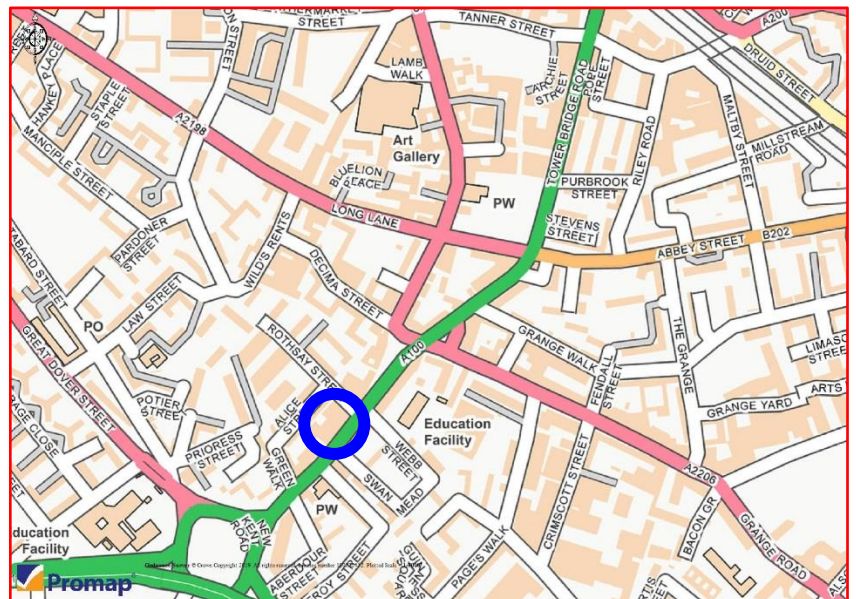
EPC Asset Rating = 96 (Band D).

FURTHER DETAILS

For further details please contact :

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