

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

CORNER RETAIL / E CLASS UNIT TO LET



230A BOROUGH HIGH STREET LONDON SE1 1JX APPROX. 748 SQ FT (69.5 SQM)

LOCATION

Commercial unit available located on the corner of Lant Street with busy Borough High Street, just south Borough Underground station (Northern line).

The redeveloped London Bridge mainline and underground stations (Northern and Jubilee Lines) are also within a short walk together with the popular Borough Market and Bankside locality..

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations; with a number of high profile schemes in the immediate vicinity.

DESCRIPTION

Comprises an end of terrace unit with return frontage arranged over ground floor and basement.

The ground floor provides a single open plan space with small rear store area whilst the basement is a main ancillary area with kitchen point and two w.c.s at the rear.

The floors are interconnected by a front internal stair. Accessed via street entrance from Lant Street.

The approximate net floor areas are :

Ground Floor : 390 sq ft (36.2 sqm)

Basement : 358 sq ft (33.3 sqm)

Overall Total : 748 sq ft (69.5 sqm)

230A BOROUGH HIGH STREET, SE1

AMENITIES

- Wood flooring
- Spot lighting in ground floor
- Electric heating
- Kitchen and two WCs in basement
- Return frontage
- Electric security shutter on front
- Potential for a variety of uses under Use Class E

TERMS

Available by way of a new lease on terms by arrangement.

RENT

£28,000 per annum, exclusive of all outgoing. VAT is not applicable.

BUSINESS RATES

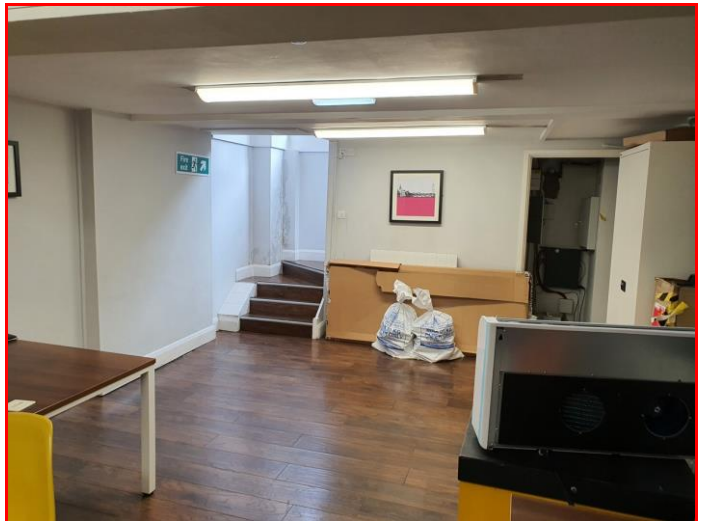
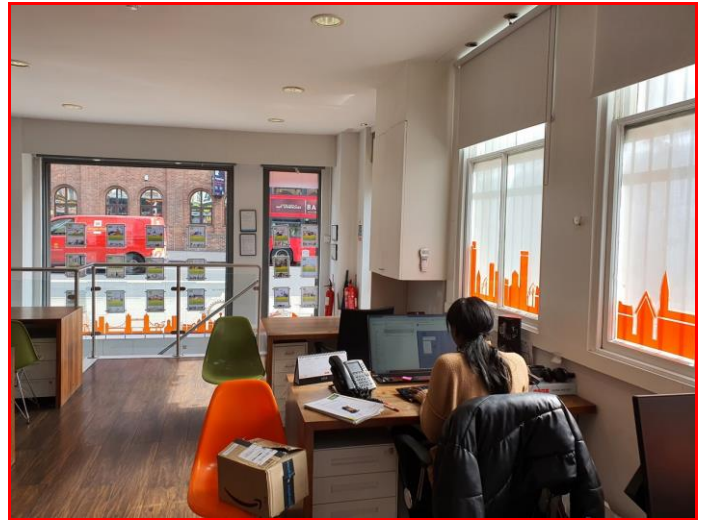
Approx. £9,481 payable for the year 2024/25 (the Rateable Value being £19,000).

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating – 73 (Band C).



FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



230A BOROUGH HIGH STREET – LOCATION PLAN



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.