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# WATERLOO

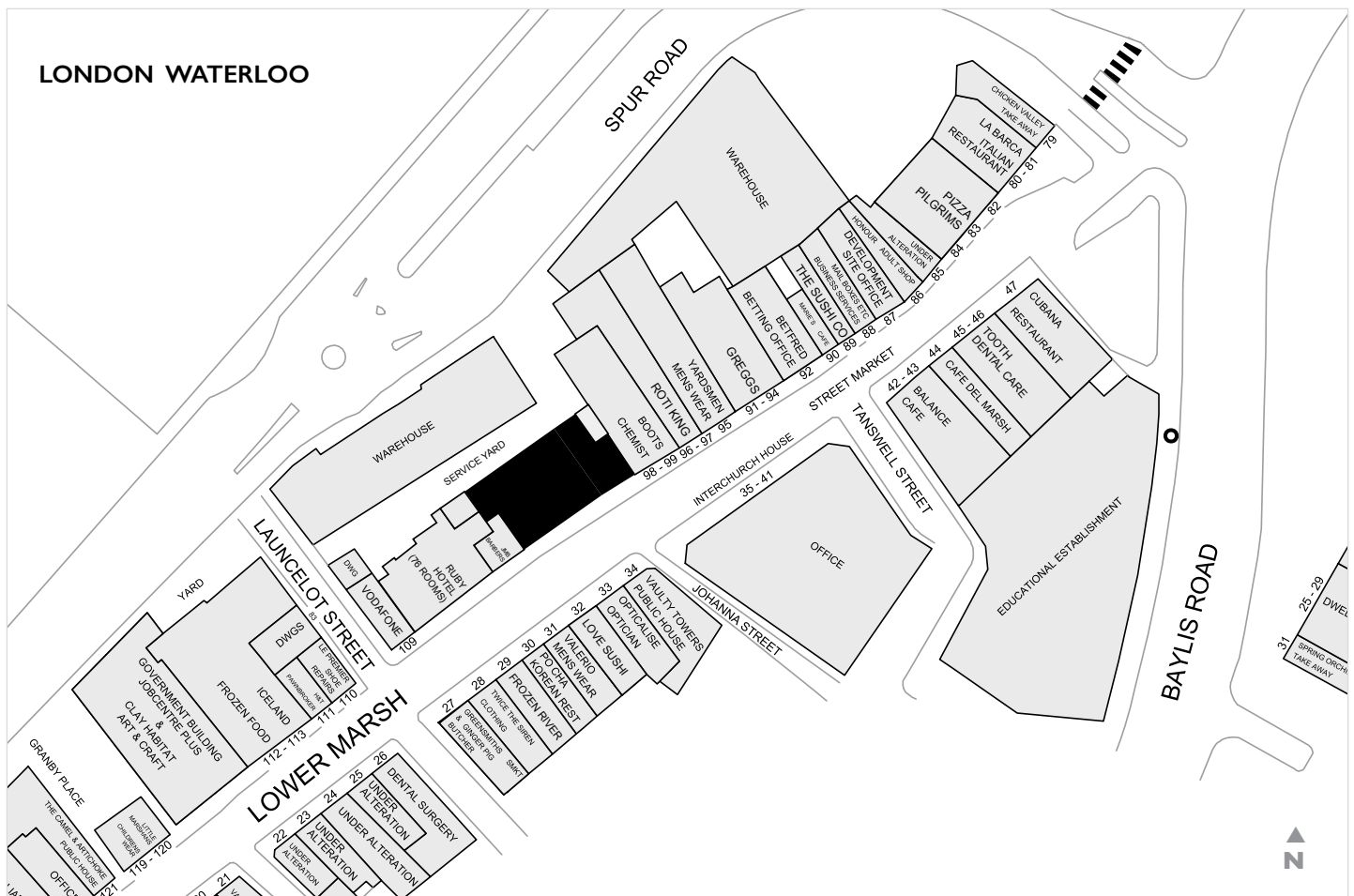
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UNITS C, B & A  
101 LOWER MARSH SE1



NEWLY REFURBISHED 'WHITE BOXED' UNITS  
NEW LEASES

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## LOCATION

The premises are situated a short distance away from Waterloo station on the north side of Lower Marsh. Lower Marsh is a historic street undergoing significant regeneration and is home to an eclectic mix of both independent and multiple retailers, cafes and restaurants. Operators represented on the street include **Cubana, Pizza Pilgrims, Cafe Del Marsh, Boots, Vodafone, Rymans, T4, The Sushi Co, Balance Cafe, Valerio, Greensmiths** and **Greggs**.

## ACCOMMODATION & RENTS

The three retail units will be arranged on ground floor only with remote storage available in the basement. The quoting rents are below:

| Unit | Size sq ft | Size sq m | Rent pax |
|------|------------|-----------|----------|
| C    | 692        | 64.92     | £53,500  |
| B    | 710        | 65.96     | £53,750  |
| A    | 491        | 45.62     | £40,000  |

There are two remote stores in the basement below which extend to 688 sq ft (63.92 sq m) and 667 sq ft (61.97 sq m). Further details and terms available on request.

## TENURE

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

## SPECIFICATION

The units will be handed over in an enhanced specification including new shop fronts, flooring, lighting, power, heating, cooling, internal decoration and a W/c block. Further details available on request.

## USE

The premises have Class E(a) retail use however interested parties should make their own enquires with Lambeth Borough Council Planning Department. Cooking on the premises is not allowed.

## RATES

The Rateable Values are to be assessed by the valuation office.

## EPC

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

## VIEWING

Viewings are strictly by prior appointment via the sole retained agent:

**Nick Furlong**

020 7183 0584

nf@bcretail.co.uk

3rd Floor

16 Ingestre Place

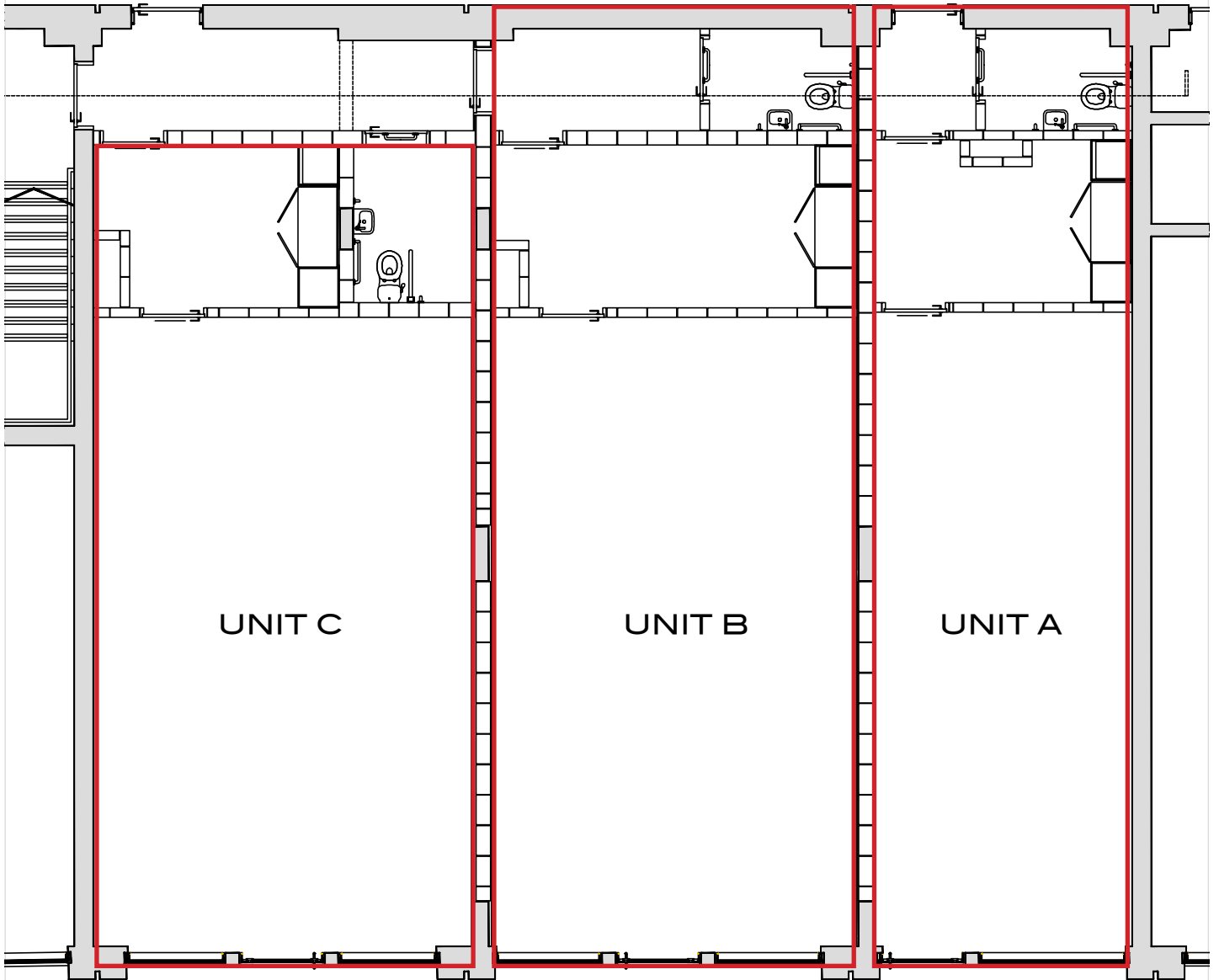
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## FLOOR PLANS



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

