# LONDON

# 1, 193-195 SOUTHWARK PARK ROAD SE16 3TS

# TO LET – RETAIL / CLASS E USE PREMISES – 1343 SQ.FT PROMINENT CORNER POSITION WITH RETURN FRONTAGE



# Location / Description

Bermondsey is a busy suburb within The London Borough of Southwark to the south-east of London Bridge. The area is popular with commuters and served by the Jubilee line at Bermondsey Underground Station approx. 8 minutes away. The property is situated in a

### Accommodation

Total Net Internal Area:

Total:

1,343sq.ft 125sq.m

26A STATION SQUARE

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central location on Southwark Park Road (A2206) at the junction with St James Road in a prominent corner position. Surrounding occupiers include Iceland, Betfred, Tesco Express and various independent retailers. The property comprises an end of terrace ground floor unit with extensive glazed return frontage spanning 20.3m. Internally the premises are currently partitioned to provide individual rooms but could be easily adapted to offer open plan space with excellent levels of natural light. Rear loading is available via a service road. Features include air conditioning, suspending ceilings with integrated lighting and floor coverings.

#### Ref: MC/5373

#### Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£40,000 (Forty Thousand Pounds)** per annum exclusive, payable quarterly in advance.

#### **Rating Assessment**

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £11,662.00 (2022/23). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

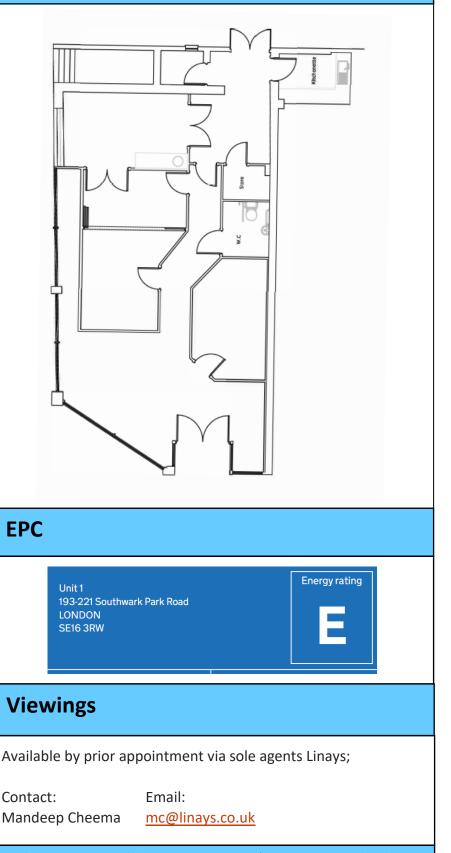
# VAT

We are advised that the property **is** elected for VAT.

# Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). <u>All of the above uses are subject to</u> <u>Landlord's approval.</u>

# **Existing Floor Plan**



The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property