



FIELD & SONS

COMMERCIAL

199 Borough High Street

Retail/Flexible E Class

1,481 sq ft | 138 sq m

Prominent ground floor unit to let

199 Borough High Street
London, SE1 1AA



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Retail/Flexible E Class Unit

Location

Prominent high footfall self-contained retail unit available on Borough High Street close to the popular Borough Market and Bankside locality. Borough Station (Northern Line) and the redeveloped London Bridge mainline and underground stations (Northern and Jubilee Lines) are both within a short walk.

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 including the retail led Borough Yards and forthcoming The Liberty of Southwark.

Other nearby occupiers include, Sainsbury's, Tesco, Café Nero, Costa, Tas, The Whiskey Exchange and Premier Inn as well as various other retail, bar, restaurant and leisure facilities.

Description

Comprises a self-contained ground floor unit with fully glazed corner frontage arranged as a predominantly open plan space plus small rear room and two WC's.

Currently in shell condition with capped services ready for an incoming tenant's fit out.

The approx. floor area is 1,481 sq ft (138 sq m).



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Use

Landlord's preference is for retail, professional services or other non-cooking uses. Potential for alternative uses under the E Use Class.

Tenure

New direct lease on flexible terms.

Rent

£80,000 per annum, exclusive. VAT applicable.

Business rates

To be reassessed but estimated to be circa £28,140 per annum..

Service charge

To be advised.

Energy performance

EPC Asset Rating = 68 (Band C)

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