Est. 1955
Tarn &Tarn

TO LET



235 Lower Road

Surrey Quays, London, SE16 2LW

Ground Floor Retail Opportunity in Surrey Quays

641 sq ft
(59.55 sq m)

- Security Shutter
- Walking Distance to Surrey Quays Station
- Possibility for Outdoor Seating License
- Possibility for Alcohol License
- Good Natural Light
- Shared Rear Loading Facilities
- Prominent Retail Frontage with Awning

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

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Summary

Available Size	641 sq ft
Rent	£31,000 per annum
Rates Payable	£7,397.77 per annum Approximate
Rateable Value	£19,366
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Description

The available space is a retail unit located on the ground floor of this mixed-use development. This unit features good ceiling height, ample natural light, security shutters, and an awning. There is also the potential to apply for an alcohol license and an outdoor seating license through Southwark Council. Additionally, the unit includes rear loading facility, making it an ideal choice for a variety of businesses under the E-Use Class seeking a space in the South East London area.

Location

The property is situated on the south side of Lower Road, right at the junction with Plough Way. Surrey Quays overground station is located within an easy walking distance as well as several bus routes operating along Lower Road and Plough Way, providing a good service.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year
Ground	641	59.55	£31,000 /annum	£7,397.77 /annum	n/a	£3,199.81	£38,397.77

Viewings

Strictly by appointment only.

Terms

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act of 1954.

Building Insurance

TBA

VAT

Not applicable

Legal Costs

Each party to bear their own costs.

Viewing & Further Information

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Tarn & Tarn endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.
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