

FOR SALE/TO LET
34A Shad Thames, London, SE1 2YG



Virtual Freehold for Sale / To Let on a New Lease
Class 'E' Use
675 Sq Ft (62.71 Sq M)

LOCATION

The property is situated on Shad Thames, a cobbled street and close to its junctions with Maguire Street and Curlew Street, within the Butlers Wharf regeneration area. Positioned on the River Thames, Butlers Wharf is home to variety of restaurants, bars and retailers. The property benefits from excellent transport links, London Bridge Station (Northern Line, Jubilee Line, Overground & National Rail) & Bermondsey Station (Jubilee Line) are within walking distance. The property lies in the London Borough of Southwark.

DESCRIPTION

The property comprises 675 sq ft over ground floor and mezzanine and is fitted as an office with fully glazed frontage, a Kitchenette, W/C's and meeting room. The property is well suited to office, retail, medical, fitness and other uses within Class 'E', subject to planning.

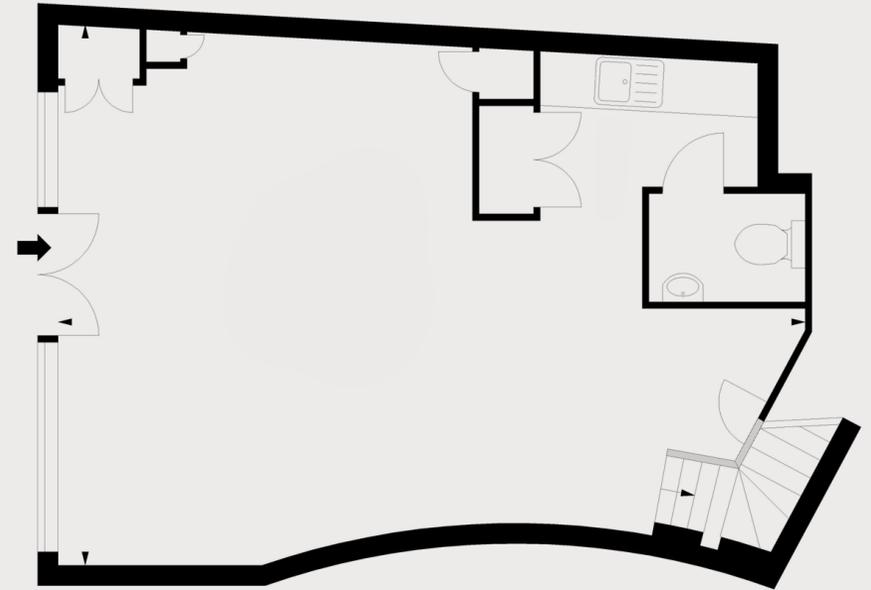
AMENITIES

- Fitted as an office with mezzanine & meeting room
- Floor boxes
- A/C heating & cooling
- Fully glazed frontage
- W/C & Kitchenette
- Suitable to all uses within Class E

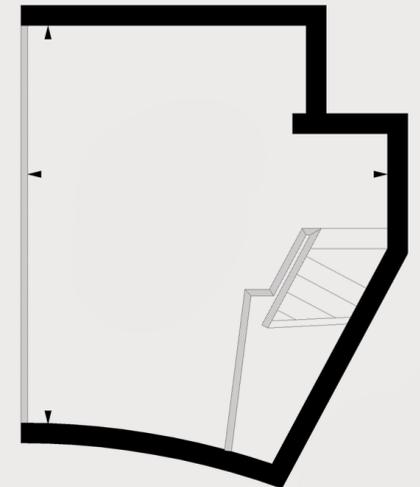
SIZE

Floor	Size (sq ft)	Size (sq m)
Ground Floor	460	42.73
Mezzanine	215	19.97
Total	675	62.71

SHAD THAMES

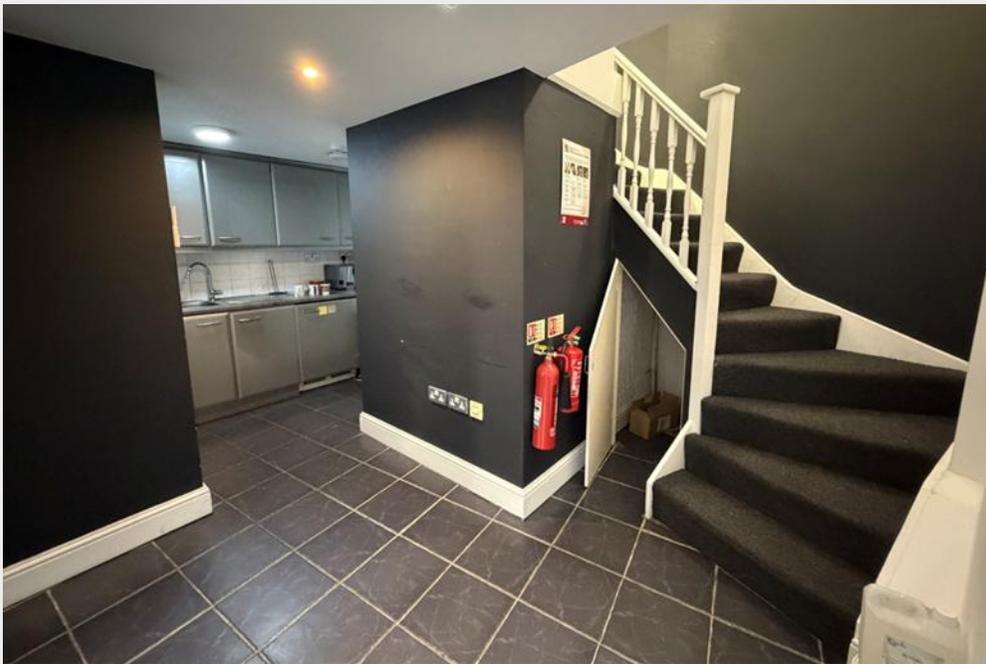


Ground Floor



Mezzanine

Scaled Plans Available on Request



TENURE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

A sale of the Virtual Freehold of 999 years will also be considered.

PLANNING

The property benefits Class 'E' Use which would provide for office and retail, medical and some leisure uses.

RENT

£27,500 per annum, exclusive of all other outgoings.

PRICE

Offers in excess of £350,000

BUSINESS RATES

The rateable value of the property is £17,000, rates payable equate to approximately £8,483. Interested parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

TBA

VAT

Applicable.

EPC

Available upon request.

**For further information or to arrange a viewing,
please contact:**

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