

# FIELD & SONS

COMMERCIAL

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## PROMINENT RETAIL / FLEXIBLE E CLASS UNIT TO LET ON BOROUGH HIGH STREET



## GROUND FLOOR 78-80 BOROUGH HIGH STREET LONDON SE1 1LL 1,702 SQ FT (158.12 SQM)

### LOCATION

Prominent high footfall self-contained retail unit available on Borough High Street close to the popular Borough Market and Bankside locality. London Bridge mainline (Northern and Jubilee Lines) and Borough Station (Northern Line) underground stations 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 Borough Yards and the forthcoming 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

Currently trading as an estate agent, the property is self-contained ground-floor with a glazed frontage. Arranged as a predominantly open-plan space to the front and rear, with a WC and kitchen. The unit features a suspended ceiling with recessed lighting, laminate wood flooring, and gas central heating and is also ready to be fitted out to suit an incoming tenant.

# 80 BOROUGH HIGH STREET, LONDON SE1

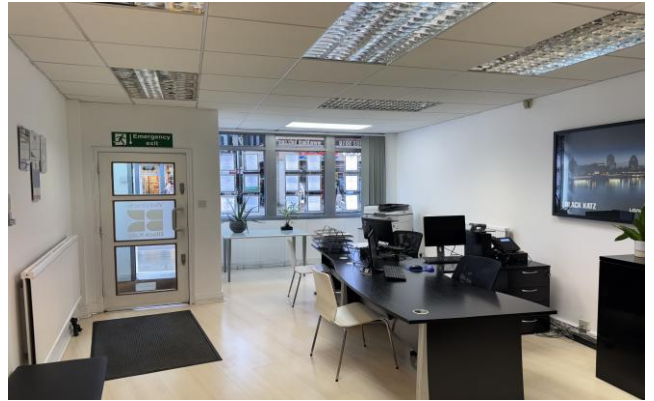
## USE

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

## ACCOMMODATION

The approx. Net Internal Area is:

Ground Floor: 1,702 sq ft (158.12 sqm)



## TERMS

New lease on terms by arrangement.

## RENT

£85,000 per annum, exclusive of all other outgoings.

VAT applicable.

## SERVICE CHARGE

Approx. £14,498.



## BUSINESS RATES

Estimated £24,940 per annum payable (RV £58,000)

## ENERGY PERFORMANCE

EPC Rating = Band B

## FURTHER DETAILS

For further details please contact :

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## 80 BOROUGH HIGH STREET – LOCATION PLAN

