
JONES GRANVILLE

CHARTERED SURVEYORS AND COMMERCIAL PROPERTY CONSULTANTS

RETAIL PROPERTY TO LET

45-46 Lower Marsh, London SE1 7RG
1,760 sq. ft. (c. 164 sq. m.)



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Location

The premises is located directly behind Waterloo Station, so it enjoys excellent public transport through Network Rail and London Underground services.

Lower Marsh is a mixed, vibrant retail street with food stalls and mixture of independent retailers and coffee shops. Symptomatic of the change is the development of the trendy Ruby Hotel a few minutes away. This is part of the rejuvenation of the area as a whole.

Accommodation

Ground floor: 1,619 sq. ft. (c. 150 sq. m.)

Lower ground floor: 141 sq. ft. (c. 13 sq. m.)



Lease Details

The property is to be let for a term to be agreed.

Rent

Please enquire with agents.

Rates

The current Rateable Value is £32,750, so rates payable for 2020/21 would have been £16,342.

NO RATES ARE PAYABLE IN THE YEAR 2020/21 DUE TO GOVERNMENT RATES RELIEF.

Planning

The property has A1 consent under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the property falls under the new Class E which permits use under A2, A3 (restaurants and cafes), B1 (office), D1 (nursery or medical centre) or D2 (gymnasium).

If you require any further information or would like to view please get in contact via the details below:

Contact: Gareth Jones

Email: gareth.jones@jonesgranville.com

Contact: Konnie Lyubomilova

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VAT

All figures may be subject to VAT

Subject to Contract

These property details are intended to give a fair description of the property and intending lessees must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.