

Southwark, London SE1

Unit 3, 202 Union Street

Class E Opportunity



Location

The subject premises occupy a prominent corner position on Union Street in Southwark, a very popular road linking Southwark underground station and the Tate Modern. The opposite end of Union Street feeds onto The Cut, which links through to Waterloo Station.

The subject premises sit beneath a **Travelodge** Hotel and adjacent to TFL's Palestra office building. Other nearby occupiers include **Gordon Ramsay's Bread Street Kitchen**, **Macellaio**, **Pret A Manger** and **Nando's**.

Demise

The subject property is arranged over ground floor only, providing the following approximate Net Internal Area:

Ground Floor	2,351 sq ft	218 sq m
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Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£45,500
Rates Payable	£22,704.50 p.a.

Interested parties are advised to make their own enquiries to Southwark Council on 020 7525 5000.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

forge

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