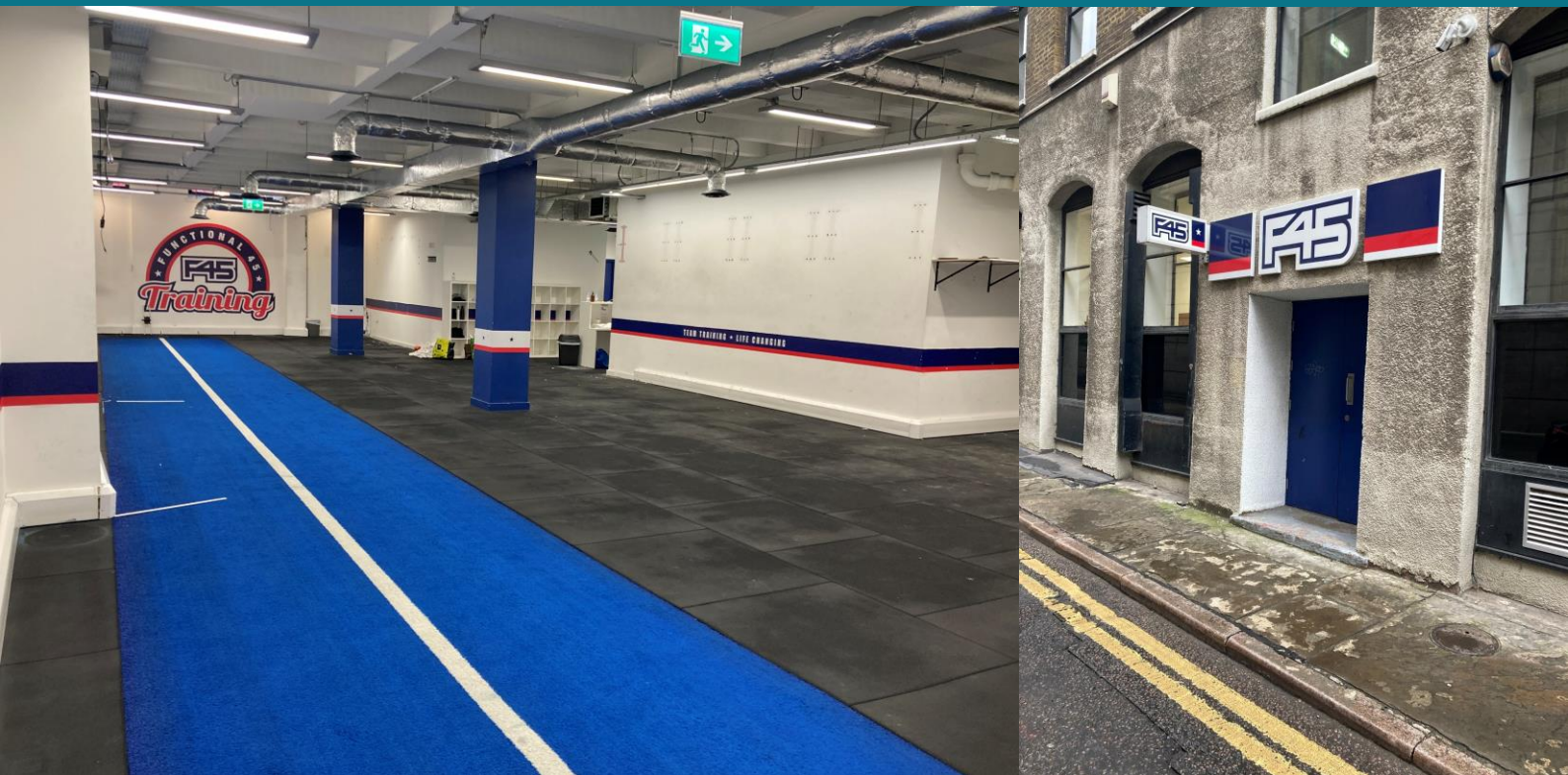


London Bridge, London SE1

56/58 Southwark Street

Class E Opportunity – Fully Fitted Basement Gym Premises To Let



Location

The property is located on Southwark Street 350m to the west of London Bridge Station. It is between the major office developments at Bankside and the London Bridge transport hub.

Borough Market and the new Borough Yards development are also situated nearby. Nearby occupiers include **Lantana** and **Miraflores**.

Demise

The subject property is currently fully fitted as a gym and is accessed from Thrale Street via a discreet entrance. The gym includes changing and shower facilities and W/C accommodation.

The unit has the following approximate Net Internal Area:

Basement	2,761 sq ft	256.5 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

£55,000 per annum exclusive.

Rates

Rateable Value	£66,500
Rates Payable	£36,309

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1st April 2023 to 31st March 2025. All Interested parties are advised to make their own enquiries to Southwark Council on 020 7525 5000.

EPC

Available upon request.

Service Charge (2024)

£5.06 per sq ft.

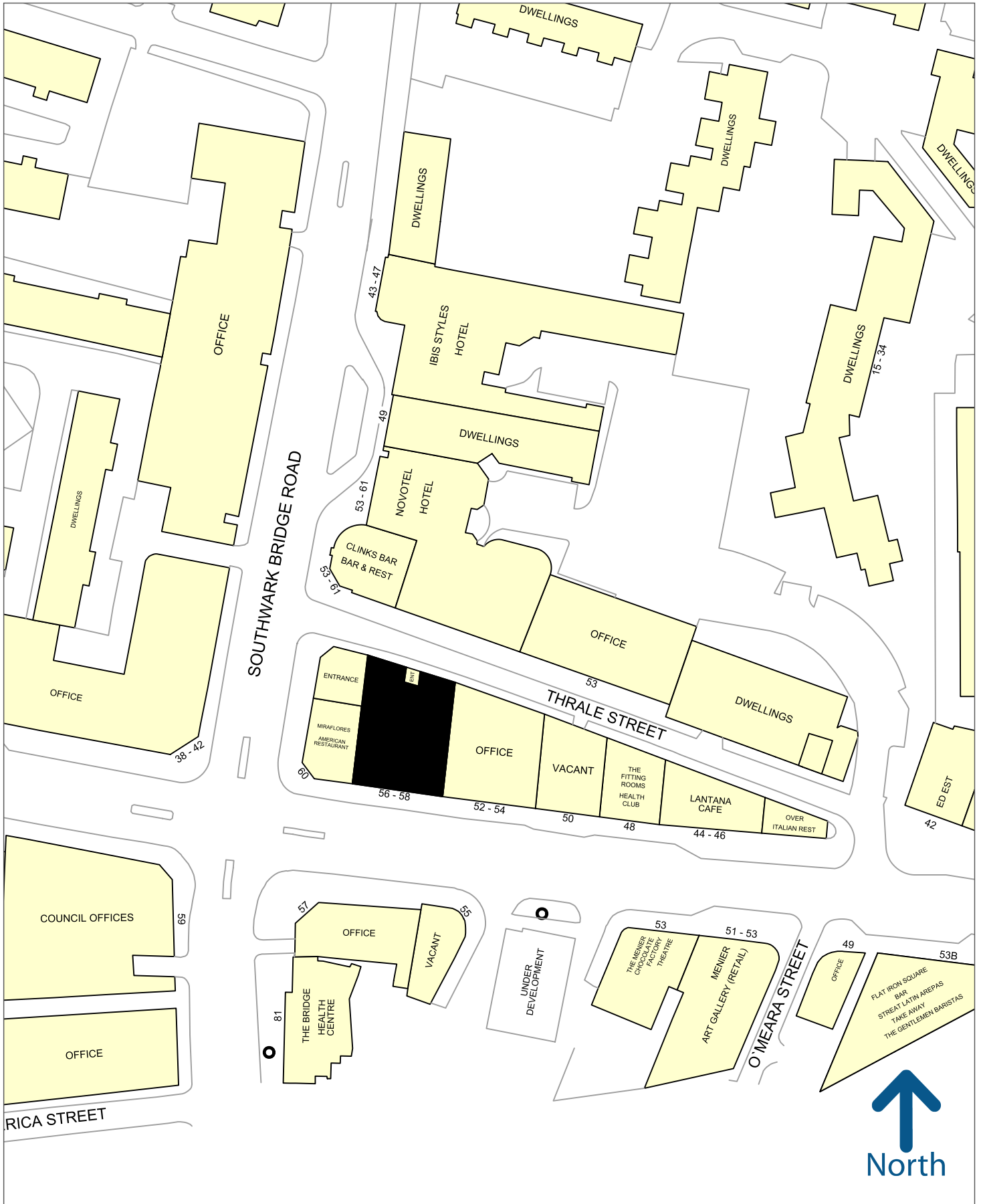
For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Kristian Kendall
07917 347 434
kristian@forge-cp.com

Liam Jones
07990 335 016
liam@forge-cp.com



50 metres

Experian Goad Plan Created: 27/11/2024
Created By: Forge