

# FIELD & SONS

COMMERCIAL

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## A1/A2 RETAIL UNIT TO LET POTENTIAL ALTERNATIVE USES (S.T.P.)



**82 BOROUGH HIGH STREET LONDON SE1 1LL  
APPROX. 1,709 SQ FT (158.85 SQM)**

### LOCATION

Self-contained A1/ A2 Retail premises with excellent street frontage available in this refurbished building prominently located on Borough High Street close to the junction with Union Street and only yards away from the popular Borough Market and Bankside locality . London Bridge mainline and underground stations (Northern and Jubilee Lines) are 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.

Other nearby retailers include, Sainsbury's, Tesco, Café Nero, Costa and Tas as well as various other bar, restaurant and leisure facilities.

### DESCRIPTION

The available accommodation comprises the open plan ground floor retail space within this newly redeveloped mixed use property.

The unit is finished to 'shell & core' specification for an incoming occupier's own fit out.

The approximate overall floor area is : 1,709 sq ft (158.85 sqm)

# 82 BOROUGH HIGH STREET, SE1

## USE

Existing A1 / A2 (Retail / Professional and Financial Services) Use, but consideration would be given to alternative uses such as, B1, D1 or D2 (subject to any necessary consents).

## TERMS

Available by way of a new lease on terms by arrangement.

## RENT

£90,000 per annum, exclusive of all outgoings. VAT is not applicable.

A rent-free period can be offered to any new occupier to complete a final fit out to their own specification, subject to terms being proposed.

## BUSINESS RATES

To be assessed upon occupation.

## SERVICE CHARGE

To be advised.

## ENERGY PERFORMANCE

EPC Asset Rating = 49 (Band B).

### 82 BOROUGH HIGH STREET – LOCATION PLAN

## FURTHER DETAILS

For further details please contact :

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