

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

RETAIL / E CLASS UNIT TO LET



90 BOROUGH HIGH STREET LONDON SE1 1LL APPROX. 895 SQ FT (83.1 SQM) GROUND FLR AND 910 SQ FT (84.5 SQM) BASEMENT

LOCATION

Self-contained retail unit available in this refurbished period mid-terrace building prominently located on Borough High Street just north of the junction with Union Street and close to the popular Borough Market and Bankside locality. The redeveloped London Bridge mainline and underground stations (Northern and Jubilee Lines) are also 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 the forthcoming retail led Borough Yards and The 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 bar, restaurant and leisure facilities.

DESCRIPTION

The available accommodation comprises the open plan ground floor and basement, finished to 'shell & core' specification for an incoming occupier's own fit out.

Benefits from an existing route for extraction to potentially suit restaurant/food uses.

The approximate floor areas are :

Ground Floor : 895 sq ft (83.1 sqm)

Basement : 910 sq ft (84.5 sqm)

Overall Total : 1,805 sq ft (167.6 sqm)

90 BOROUGH HIGH STREET, SE1

USE

As part of the refurbishment, planning permission was granted in September 2018 for use of the ground floor and basement as A1, A2, A3, A4 and A5 retail uses. Potential for alternative uses under the E Use Class.

AMENITIES

- Shell & core finish
- New shop front
- Existing gas supply
- Three phase power
- Extraction route

TERMS

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

RENT

£70,000 per annum, exclusive of all outgoings. VAT is not applicable.

BUSINESS RATES

To be reassessed but based on nearby properties we would estimate these to be in the region of £37,400 payable for the year 2022/23.

SERVICE CHARGE

To be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 122 (Band E).

90 BOROUGH HIGH STREET – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



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