



**174 Lower Road**

Surrey Quays, London, SE16 2UN

## High Footfall E Class Premises

**1,200 sq ft**  
(111.48 sq m)

- Security Shutter
- 3.5 m Ceiling height
- WC Facilities
- High Footfall
- 1 minute walk to Surrey Quays Station

# 174 Lower Road, Surrey Queys, London, SE16 2UN

## Summary

Available Size	1,200 sq ft
Rent	£38,000 per annum
Rates Payable	£17,185 per annum
EPC Rating	Upon Enquiry

## Description

This three-story building comprises a ground floor retail unit which offers mainly an open plan area with storage and WC facilities located at the back. The premises benefits from a good ceiling height, laminate floor & alarm which would attract a variety of E use-class operators looking for premises with a good passing trade.

## Location

The property is located on the south side of Lower Road right at the junction with Plough Way. Surrey Quays overground station is located within an easy walking distance as well as a number of bus routes operating along Lower Road & Plough Way providing a good service.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground	1,200	111.48

## Viewings

Strictly by appointment

## Terms

A new FRI lease contracted outside the Landlord and Tenant Act.

## Legal Costs

Each party to bear their own legal costs

## VAT

Not applicable.



## Viewing & Further Information

**Arthur Nowicki**  
0207 377 8989 | 07792711461  
arthur@tarn-tarn.co.uk

**Ollie Lazarus**  
0207 377 8989 | 07805756620  
ollie@tarn-tarn.co.uk