

Est. 1955

# Tarn &Tarn

235 LOWER ROAD  
SURREY QUAYS  
SE16 2LW

WELL LOCATED  
E-CLASS UNIT IN THE  
HEART OF SURREY  
QUAYS  
641 FT<sup>2</sup>



# DESCRIPTION

The available space is a retail unit located on the ground floor of this mixed-use development. This unit features good ceiling height, ample natural light, security shutters, and an awning. There is also the potential to apply for an alcohol license and an outdoor seating license through Southwark Council. Additionally, the unit includes rear loading facility, making it an ideal choice for a variety of businesses under the E-Use Class seeking a space in the South East London area.

## SUMMARY

- Large Frontage
- Security Shutters
- Possibility of Having an Outdoor Seating License and Alcohol License
- Awning
- Good Ceiling Height
- Good Natural Light
- Rear Loading












## LOCATION THE AREA

The property is situated 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 several bus routes operating along Lower Road and Plough Way, providing a good service.



## TRANSPORT

-  Surrey Quays (5-minute walk) – **Overground Line**
-  Canada Water (13-minute walk) – **Jubilee** and **Overground Line**
-  South Bermondsey (17-minute walk) – **National Rail Services**



# ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	APPROXIMATE BUSINESS RATES PAYABLE (£ PA)	TOTAL YEAR
Ground	641				
<b>TOTAL</b>	<b>641</b>	<b>£31,000</b>	<b>N/A</b>	<b>£8,870.79</b>	<b>£39,870.76</b>

# BUILDING INSURANCE

Approximate Cost: £853.98 per annum

# TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

# EPC

Rating: TBC

# VAT

Not Applicable

# ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

# LOCAL AUTHORITY

London Borough of Southwark



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Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
**SINCE 1955.**