

Est.1955

Tarn
&Tarn

235-237 LOWER ROAD
SURREY QUAYS
SE16 2LW

WELL LOCATED
E-CLASS UNIT IN THE
HEART OF SURREY
QUAYS
1,384FT²



DESCRIPTION

The available space is a self-contained double unit premises that will be delivered in a partially fitted condition. This unit boasts good ceiling height, double shutters, awnings, and the possibility of applying for an alcohol license and outdoor seating license through Southwark Council. Additionally, the unit includes a rear loading, heat extraction system, a walk-in fridge and a pizza oven, making it an ideal choice for a variety of businesses under the E-Use Class seeking a large space in Surrey Quays.

SUMMARY

- Double Frontage
- Security Shutters
- Possibility of Having an Outdoor Seating License and Alcohol License
- Double Awning
- Inclusive of a Walk In Fridge, a Pizza Oven and a Heat Extraction System
- 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	TOTAL YEAR
Ground	1,384				
TOTAL	1,384	£65,000	N/A	£19,154.56	£84,154.56

BUILDING INSURANCE

Current Cost: £1,843.87 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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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
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