

# Prime Retail unit to Let

613 sq ft

18 Lower Marsh Waterloo London SE1 7RJ

> Rent £30,000 pa

Rates Payable Approx £8,600 pa

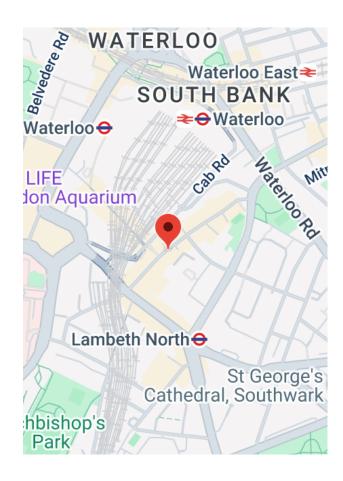
- Prime location
- High Footfall
- Excellent visibility with full-height glass shopfront
- 2 minutes walk from Waterloo Station
- Great catchment
- Good lunchtime trade

#### Location

Situated in the heart of Waterloo, 18 Lower Marsh enjoys a prime position on one of Central London's most characterful and vibrant high streets. Lower Marsh is a thriving hub of independent shops, cafés, restaurants, and market stalls which attracts locals, commuters, tourists, and office workers daily.

Waterloo Station is just a 2 minute walk away, giving access to the Bakerloo, Jubilee, Northern lines, Waterloo & City and National Rail, as well as numerous bus routes.

The area has seen significant investment and regeneration, with strong footfall, excellent amenities, and a growing residential and commercial catchment, Lower Marsh is a sought-after location.



### Description

This prominently positioned unit offers approximately 600 sq ft of space arranged over ground and lower ground floors, with excellent frontage directly onto Lower Marsh.

The ground floor has a preparation and sales area, while the lower ground includes plenty of versatile space ideal for storage or back of house.





#### Lease Terms

## Floor Area







Viewings strictly by appointment with sole agents, Medway & Law:

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