MEDWAY & LAW
CHARTERED SURVEYORS

PRIME RESTAURANT SPACE TO LET

Prime Restaurant to Let

17A Lower Marsh
Waterloo
SE1 7RJ

Size
Circa 1,020 sq ft

Rent
£45,000pax

Rateable Value
TBC

Premium
Upon Application

* Fitted extraction within lower ground floor kitchen
* Great food location
* High Footfall
* Premium sought for the fixture and fittings
* Excellent transport links 3-4 minutes walk away from both Lambeth North and Waterloo Station

Misrepresentation Act 1967
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

Situated in the heart of Waterloo, 17a 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 dual-level retail unit is currently configured as a café. The ground floor features a split-level serving and dining area, with a private office and W/C at the rear. The lower ground floor comprises a fitted kitchen with an existing extraction system.

Lease Terms

Available by way of an assignment expiring December 2037.

Floor Area

Ground	782 sq ft
Lower Ground	241 sq ft
Total	1020 sq ft

Coca-Cola
for the party
PUSH

Office

Food Bags

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

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