
WATERLOO

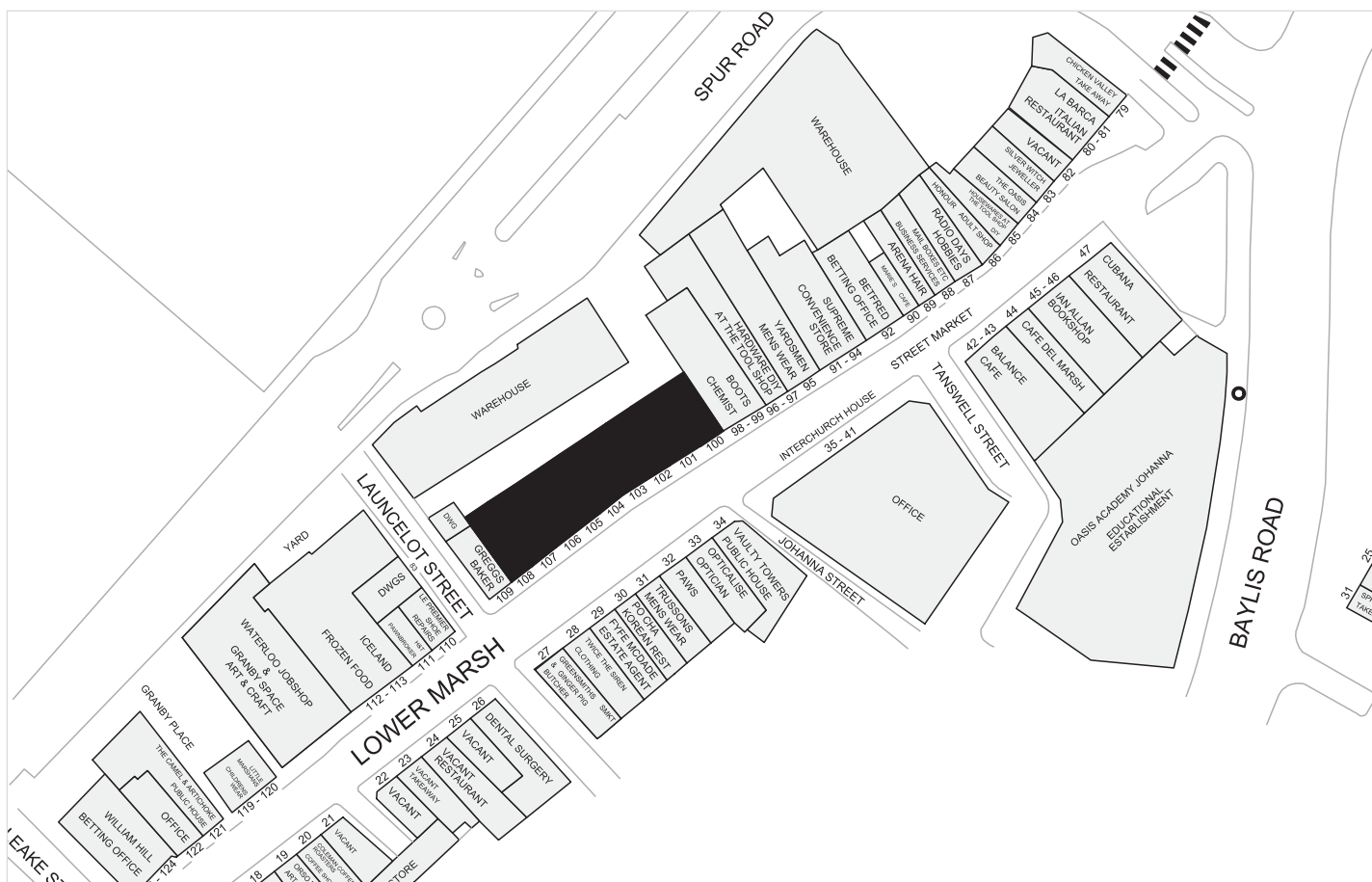
100-108 LOWER MARSH

SE1



SHOP OPPORTUNITIES WITHIN A
NEW MIXED USE DEVELOPMENT

SUBJECT TO CONTRACT



LOCATION

A short walk from Waterloo station and the Old Vic theatre, Lower Marsh is a historic London street in transition. It is home to London's best loved street markets and an eclectic mix of independent retailers, cafés & coffee shops and multiple retailers. The street market during the week is a food market which attracts local office workers on weekdays and on Saturdays it houses a Flea and Handmade Market. Operators currently represented on Lower Marsh include Valerio, Cubana, Café Del Marsh, Borough Produce Market, Balance Greensmiths, Boots, Ryman's, Greggs and the Camel & Artichoke pub.

100-108 Lower Marsh is located on the northern side of the street just east of the intersection with Launcelot Street.

ACCOMODATION & RENTS

The redevelopment of 100-108 Lower Marsh will provide 6 new shops beneath a 66 bedroom hotel. The new shops will be arranged over ground and basement levels.

Unit	sq ft					
	A	B	C	D	E	F
Ground	632	466	842	862	475	353
Basement	739	478	884	902	516	401
Total	1,371	944	1,726	1,764	991	754
Rent pax	£47,500	£36,500	£52,500	£55,000	£36,500	£32,500

LEASE

The shops will be available on new leases on terms to be agreed. The leases will be for terms of 10 years and are to be excluded from the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

USE

Unit A has the benefit of a flexible use including A1/A2/A3/A4 uses. Unit B-F benefit from A1 shop use.

HANDOVER CONDITION

The shops will be handed over in shell condition with new shop fronts.

TIMING

It is currently anticipated the shops will be ready for handover in Q4 2019.

RATES

The shops will need to be assessed for business rates.

VIEWING

Please contact the sole retained agents:

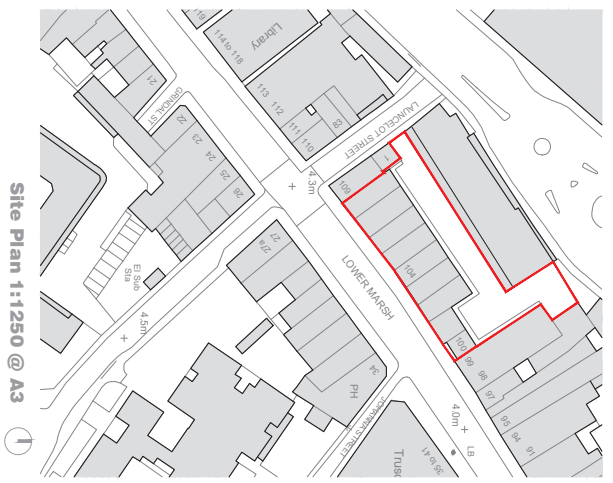
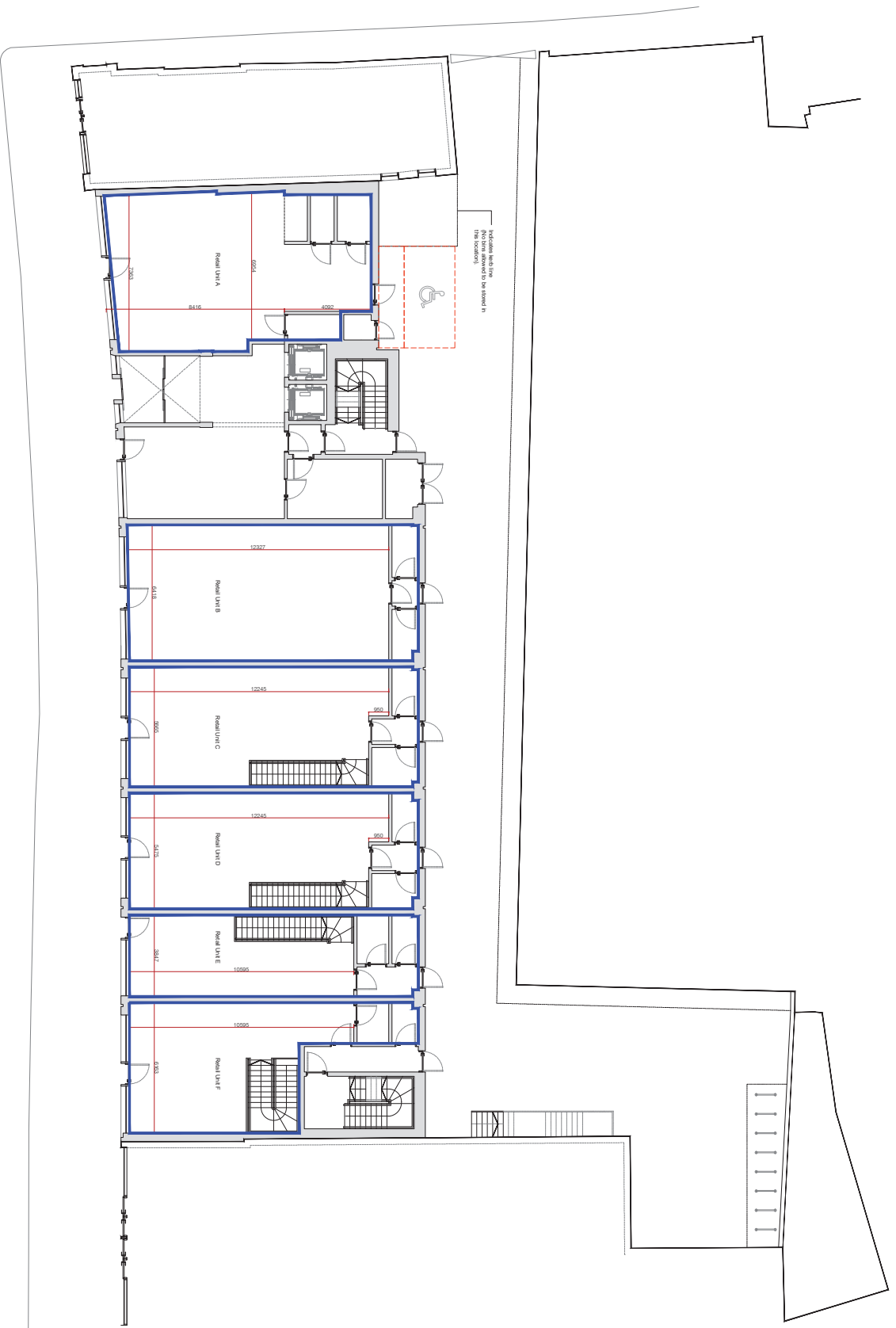
Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Fergus Emmerson
020 7183 0588
fe@bcretail.co.uk

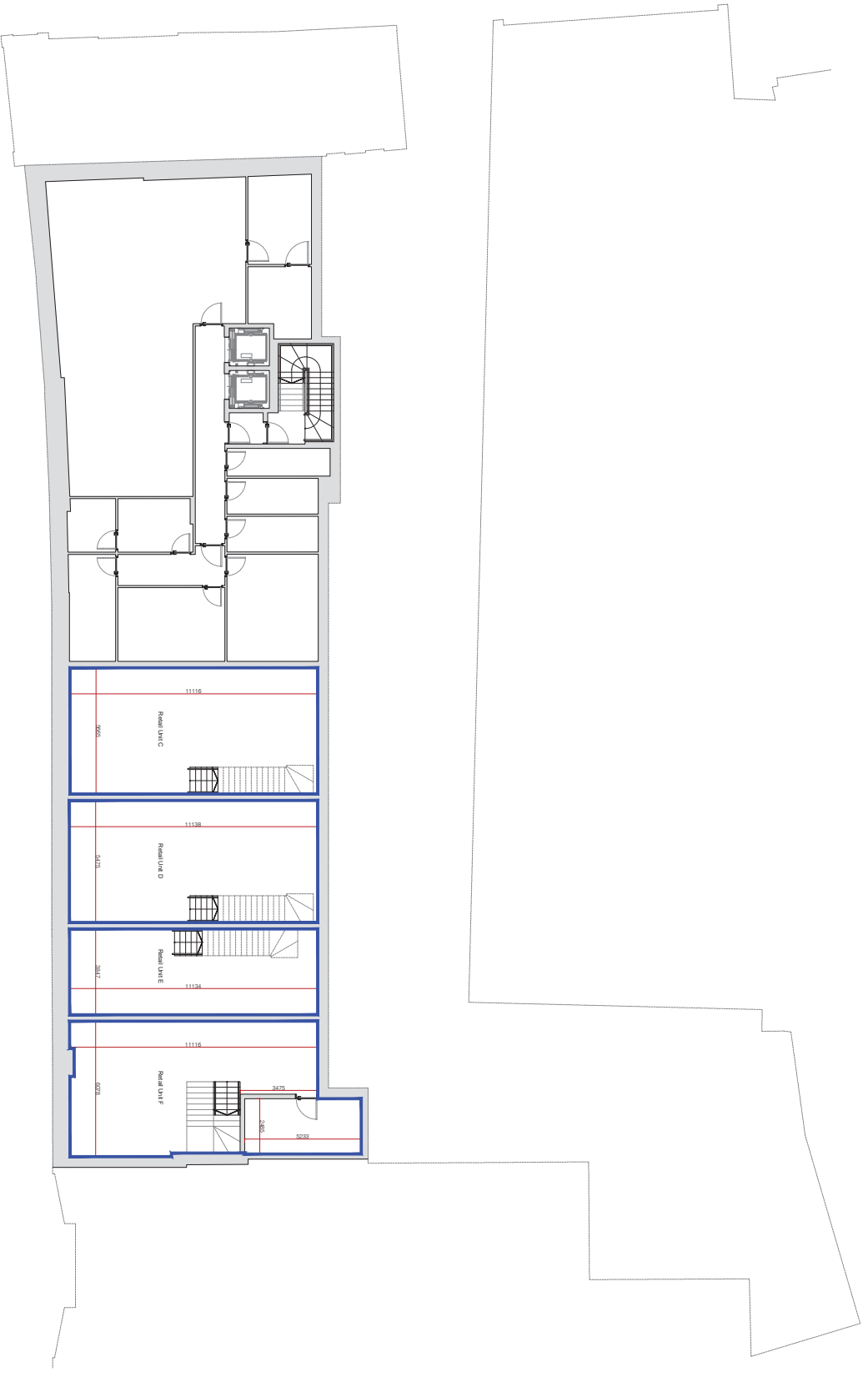


3rd Floor, 16 Ingestre Place
London W1F 0JJ
www.bcretail.co.uk

Misrepresentation Act: Whilst every care is taken in the preparation of these particulars BC Retail and the vendor / lessor take no responsibility for any error, mis-statements or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to this property. Goad plan: copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885 SUBJECT TO CONTRACT



Site Plan 1:1250 @ A3



Key
 Retail Units

Site Plan 1:1250 @ A3 