

LEWIS  
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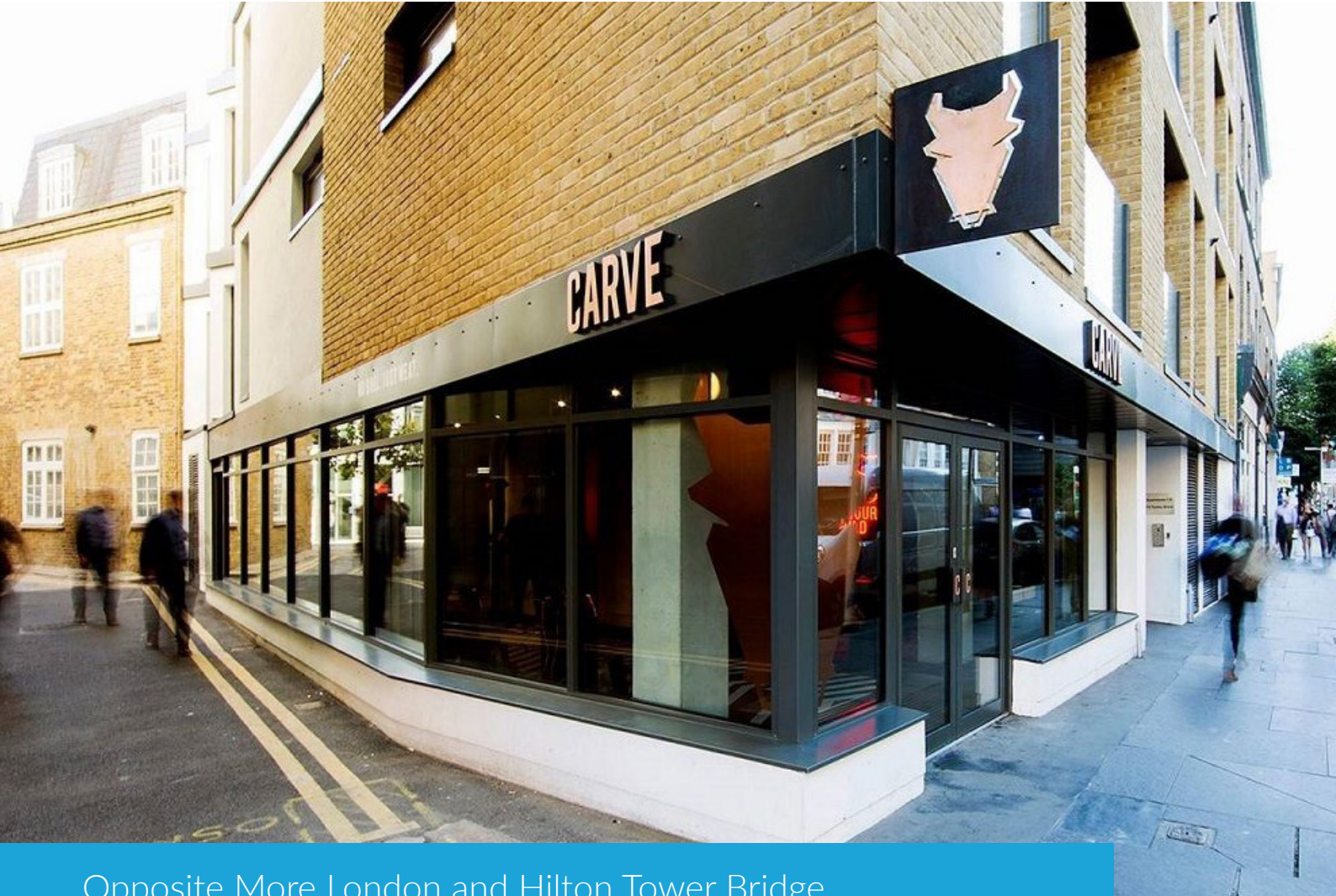


RETAIL PROPERTY

New Lease or Virtual-Freehold

**Tooley Street A1 or B1 (A3 STP) Opportunity**

**Opposite More London and Hilton Tower Bridge**



Opposite More London and Hilton Tower Bridge

**Close to London Bridge Station**

**120 Tooley Street, London SE1 2TH**

Approx. 1,500 sq ft

## Location

The premises are situated on Tooley Street, a short walk from London Bridge Train Station, near to the junction with Bermondsey Street. Major office occupiers in the immediate vicinity include PWC, Ernst & Young and Regus.

Major retail and leisure occupiers in the immediate vicinity include Tesco, Costa, Flat Iron, Chilango and Hilton Hotel Tower Bridge.

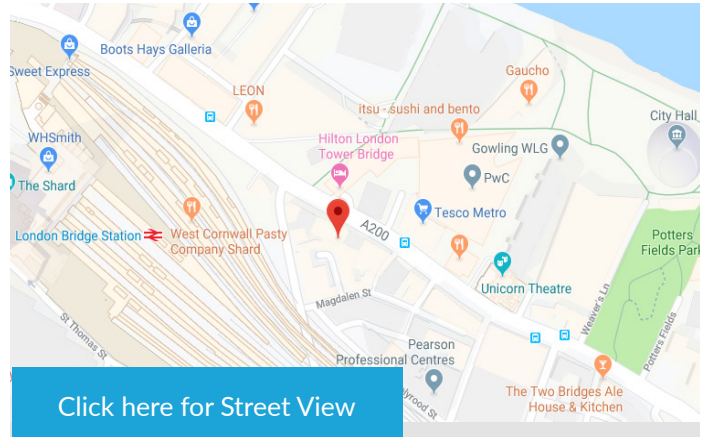
Nearby

**TESCO**

**COSTA**

**Hilton**

  
LONDON BRIDGE CITY

**Tooley Street A1 (A3 STP) Opportunity**  
**Opposite More London and Hilton Tower Bridge**
[Click here for Street View](#)

## Accommodation

The premises are arranged over ground floor only, providing the following approximate areas:

Ground Floor	1,500 sq ft
<b>Total Internal Area</b>	<b>1,500 sq ft</b> 139.41 sq m

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£59,500</b>
<b>Payable 2019/20</b>	<b>£29,988</b>

Interested parties are advised to verify with the Local Authority.

## Lease

A new full repairing and insuring lease for a term to be agreed, at a rent of £95,000 per annum, exclusive of rates, Service Charge and all other outgoings.

## EPC

An Energy Performance Certificate is available upon request.

## Virtual-Freehold

Our client will consider a sale of their Virtual-Freehold interest at a guide price of £1,750,000.

## Legal costs

Each party to be responsible for payment of their own costs.

## Use

A1 or B1 (A3 considered Subject to Planning)

## Contact

For further information or a **strictly confidential** viewing contact:

**Saul Fierstone**  
DD: 020 7009 0481  
[sf@lewiscraig.co.uk](mailto:sf@lewiscraig.co.uk)

**Theo Benedyk**  
DD: 020 7009 0486  
[tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)

## 3D Walkthrough

Click here for the 3D walkthrough and dollhouse - <https://bit.ly/33VCo4O>